



# Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## BOULDER COUNTY PLANNING COMMISSION AGENDA

**January 21, 2015**

**Evening Session – 6:00 P.M.**

**Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street**

### **PUBLIC HEARING**

#### **EVENING SESSION – 6:00 P.M.**

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the December 16, 2014 Planning Commission Minutes.
2. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken
3. **Boulder County Comprehensive Creek Planning Initiative: Plan Adoption**  
In December 2014, Boulder County completed watershed master plans for St. Vrain Creek, Left Hand Creek, and Fourmile Creek. The plans continue the recovery process from the September 2013 flood event by identifying stream restoration, flood mitigation, and other watershed recovery and resiliency projects. In February 2015, the Board of County Commissioners (BOCC) will decide whether Boulder County will formally adopt these plans. At its January session, the Planning Commission will be asked to provide feedback on the plans for the BOCC to take into account when it considers plan adoption.  
*Informational Item - No Action Requested*  
Public testimony will be taken  
(Staff Planner: Julie McKay)  
Creek Project Webpage: [www.bouldercounty.org/flood/creekplanrecover/pages/default.aspx](http://www.bouldercounty.org/flood/creekplanrecover/pages/default.aspx)

### **ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.

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### **PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION**

DATE: January 21, 2015  
TIME: 6:00 P.M. (Evening Session)  
PLACE: Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

#### **EVENING SESSION – 6:00 P.M.**

##### **Boulder County Comprehensive Creek Planning Initiative: Plan Adoption**

In December 2014, Boulder County completed watershed master plans for St. Vrain Creek, Left Hand Creek, and Fourmile Creek. The plans continue the recovery process from the September 2013 flood event by identifying stream restoration, flood mitigation, and other watershed recovery and resiliency projects. In February 2015, the Board of County Commissioners (BOCC) will decide whether Boulder County will formally adopt these plans. At its January session, the Planning Commission will be asked to provide feedback on the plans for the BOCC to take into account when it considers plan adoption. *Informational Item - No Action Requested.* Public testimony will be taken.

#### **ADJOURNED**

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13<sup>th</sup> Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

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Published: January 6, 2015-- Daily Times-Call

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# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

State of Colorado  
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **January 6th, 2015**.

TERRY LOVE

Agent

Subscribed and sworn to before me this 6th day of  
January, 2015 in the County of Boulder, State of  
Colorado.

Rita Marie Hanner-Ward

Notary Public

Account #220246  
Ad #5637395  
Fee \$21.62

RITA MARIE HANNER-WARD  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144042768  
MY COMMISSION EXPIRES NOVEMBER 4, 2018

**PUBLIC HEARING  
BOULDER COUNTY, COLORADO  
PLANNING COMMISSION**  
DATE: January 21, 2015  
TIME: 6:00 P.M. (Evening Session)  
PLACE: Commissioners Hearing Room,  
Third Floor, Boulder County  
Courthouse, 1325 Pearl Street  
Notice is hereby given that the following  
public hearings will be held by the Boulder  
County Planning Commission at the time and  
place specified above. All persons interested  
in the following items are requested to attend  
such hearing and aid the Commission  
members in their consideration.  
**EVENING SESSION - 6:00 P.M.**  
**Boulder County Comprehensive Creek Planning  
Initiative: Plan Adoption**  
In December 2014, Boulder County completed  
watershed master plans for St. Vrain Creek,  
Left Hand Creek, and Fourmile Creek. The  
plans continue the recovery process from the  
September 2013 flood event by identifying  
stream restoration, flood mitigation, and other  
watershed recovery and resiliency projects.  
In February 2015, the Board of County  
Commissioners (BOCC) will decide whether  
Boulder County will formally adopt these  
plans. At its January session, the Planning  
Commission will be asked to provide feedback  
on the plans for the BOCC to take into  
account when it considers plan adoption.  
Informational Item - No Action Requested.  
Public testimony will be taken.  
**ADJOURNED**  
Detailed information regarding these items is  
available for public examination at the  
Boulder County Land Use website at  
<http://www.bouldercounty.org/landusedocket.aspx>  
or at our office located at 2045 13th  
Street, corner of 13th and Spruce Street in  
Boulder or by calling (303) 441-3930. Free  
Parking in the City of Boulder CAGID lots is  
available for Planning Commission hearing  
participants. See staff at hearing for city  
parking vouchers.  
Persons needing special services provided  
under the Americans with Disabilities Act,  
please contact Julia Yager, ADA Coordinator,  
for the Boulder County Human Resources Office  
at (303-441-3525) at least 48 hours before  
the scheduled hearing.  
Published: Longmont Times-Call  
January 6, 2015 Ad #5637395

**RECEIVED**  
County Commissioners Office

JAN 15 2015

REC'D BY \_\_\_\_\_  
TIME \_\_\_\_\_



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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

January 21, 2015

**EVENING SESSION – 6:00 PM**

**Hearing Room, Third Floor,  
County Courthouse, Boulder**

*{Approved on February 18, 2015}*

### PUBLIC HEARING

**EVENING SESSION – 6:00 PM**

On Wednesday, January 21, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 6:01 p.m. and adjourning at 7:03 p.m.

Commissioners Present: Scott Holwick (Chair), Michael Baker, Dan Cohen, Natalie Feinberg-Lopez, Lieschen Gargano, Daniel Hilton, Pat Shanks, and Doug Young.

Commissioners Excused: Ben Blaugrund

Staff Present: Denise Grimm, Rick Hackett, Meredith Lanning, Julie McKay (Transportation Dept.), Kathy Parker (Assistant County Attorney), Stacey Proctor (Transportation Dept.), Kim Sanchez, and Ron West.

Others: 4

### MINUTES/MISCELLANEOUS BUSINESS

**MOTION:** Doug Young **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from December 16, 2014 as written.

**SECOND:** Natalie Feinberg-Lopez

**VOTE:** Motion **PASSED** Unanimously {5 to 0} (Abstained: Michael Baker)

*Commissioners Gargano and Shanks arrived after the approval of the minutes.*

**Boulder County Comprehensive Creek Planning Initiative: Plan Adoption**

30 Julie McKay, Planning Division Manager from the Transportation Department, provided a summary  
32 of the master plans developed for watershed recovery. The plans continue the recovery process from  
the September 2013 flood event by identifying stream restoration, flood mitigation, and other  
watershed recovery and resiliency projects.

34

**PUBLIC HEARING OPENED**

36

**SPEAKERS:** None

38

**PUBLIC HEARING CLOSED**

40

42 The Planning Commission provided feedback on the plans, which will be forwarded to the Board of  
County Commissioners when they consider plan adoption.

44 *Informational Item – No Action Requested*

**ADJOURNED**

46

*Detailed information regarding these items, including maps and legal descriptions, is available  
for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder,  
Colorado 303-441- 3930.*

48



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## BOULDER COUNTY PLANNING COMMISSION AGENDA

**February 18, 2015**

**Afternoon Session – 4:30 P.M.**

**Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street**

### **PUBLIC HEARING**

#### **AFTERNOON SESSION – 4:30 P.M.**

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the **January 21, 2015** Planning Commission Minutes.
2. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken
3. **Docket V-14-0002: DART Vacation**  
Request: Request to vacate a portion of the 12 foot wide County-owned alley north of 602 Bryan Ave. (the east half of lot 27 and all of lots 28-32 of Block 26, Eldora.  
Location: At 602 Bryan Avenue and including a portion of Lots 1-5, Block 26, within the Eldora Townsite, west of and immediately adjacent to 6th St., roughly 150 feet south of where Spencer Avenue and 6th St. intersect, in Section 21, T1S, R73W.  
Zoning: Forestry (F) Zoning District  
Applicants: Douglas and Rita Dart  
Agent: Roderick Sandquist  
*Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.*  
Public testimony will be taken  
(Staff Planner: Steven Williams)  
Docket Webpage: [www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=891](http://www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=891)
4. **Docket DC-15-0001: Text Amendments to Article 15-200.A.2 Historic Preservation Advisory Board Selection**  
Text Amendments to Article 15-200.A.2 Historic Preservation Advisory Board (HPAB)  
Selection of the Boulder County Land Use Code to amend the areas of expertise required in the selection of HPAB members.  
*Action Requested: Recommendation of approval and certification of the docket by the Planning Commission to the Board of County Commissioners, following staff presentation and public hearing.*  
Public testimony will be taken

(Staff Planner: Denise Grimm)

Docket Webpage: [www.bouldercounty.org/property/build/Pages/lucodeupdatedc150001.aspx](http://www.bouldercounty.org/property/build/Pages/lucodeupdatedc150001.aspx)

**ADJOURNED**

**PLANNING COMMISSION ANNUAL DINNER AT 6:00 P.M.**

At Walnut Brewery (located at 1123 Walnut Street, Boulder).

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercountyorg.lu](http://www.bouldercountyorg.lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.





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## PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: February 18, 2015  
TIME: 4:30 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

### AFTERNOON SESSION – 4:30 P.M.

#### **Docket V-14-0002: DART Vacation**

A request to vacate a portion of the 12 foot wide County-owned alley north of 602 Bryan Ave. (the east half of lot 27 and all of lots 28-32 of Block 26, Eldora, by Douglas and Rita Dart, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 602 Bryan Avenue and including a portion of Lots 1-5, Block 26, within the Eldora Townsite, west of and immediately adjacent to 6th St., roughly 150 feet south of where Spencer Avenue and 6th St. intersect, in Section 21, T1S, R73W. *Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.* Public testimony will be taken.

#### **Docket DC-15-0001: Text Amendments to Article 15-200.A.2 Historic Preservation Advisory Board Selection**

Text Amendments to Article 15-200.A.2 Historic Preservation Advisory Board (HPAB) Selection of the Boulder County Land Use Code to amend the areas of expertise required in the selection of HPAB members. *Action Requested: Recommendation of approval and certification of the docket by the Planning Commission to the Board of County Commissioners, following staff presentation and public hearing.* Public testimony will be taken.

### ADJOURNED

#### **PLANNING COMMISSION ANNUAL DINNER AT 6:00 P.M.**

At Walnut Brewery (located at 1123 Walnut Street, Boulder).

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Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

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Published: February 4, 2015-- Daily Times-Call

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# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

State of Colorado  
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **February 4, 2015**.

*PERRY LOVE*

Agent

Subscribed and sworn to before me this *4th* day of  
**February, 2015** in the County of Boulder, State of Colorado.

*Melissa L. Najera*

Notary Public

Account #220246  
Ad #5639017  
Fee \$28.43



### PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: February 18, 2015  
TIME: 4:30 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room,  
Third Floor, Boulder County  
Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

#### AFTERNOON SESSION - 4:30 P.M.

##### Docket V-14-0002: DART Vacation

A request to vacate a portion of the 12 foot wide County-owned alley north of 602 Bryan Ave. (the east half of lot 27 and all of lots 28-32 of Block 26, Eldora, by Douglas and Rita Dart, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 602 Bryan Avenue and including a portion of Lots 1-5, Block 26, within the Eldora Townsite, west of and immediately adjacent to 6th St., roughly 150 feet south of where Spencer Avenue and 6th St. intersect, in Section 21, T1S, R73W. **Action Requested:** Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing. Public testimony will be taken.

##### Docket DC-15-0001: Text Amendments to Article 15-200.A.2 Historic Preservation Advisory Board Selection

Text Amendments to Article 15-200.A.2 Historic Preservation Advisory Board (HPAB) Selection of the Boulder County Land Use Code to amend the areas of expertise required in the selection of HPAB members. **Action Requested:** Recommendation of approval and certification of the docket by the Planning Commission to the Board of County Commissioners, following staff presentation and public hearing. Public testimony will be taken.

#### ADJOURNED

##### PLANNING COMMISSION ANNUAL DINNER AT 6:00 P.M.

At Walnut Brewery (located at 1123 Walnut Street, Boulder).

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13th Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

Published: Longmont Times-Call  
Feb. 4, 2015 - 5639017



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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

February 18, 2015

### AFTERNOON SESSION – 4:30 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

*{Approved on March 18, 2015}*

### PUBLIC HEARING

### AFTERNOON SESSION – 4:30 PM

On Wednesday, February 18, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 4:31 p.m. and adjourning at 5:21 p.m.

Commissioners Present: Scott Holwick (Chair), Michael Baker, Ben Blaugrund, Dan Cohen, Lieschen Gargano, Daniel Hilton, Pat Shanks, and Doug Young.

Commissioners Excused: Natalie Feinberg-Lopez

Staff Present: Dale Case (Land Use Director), Denise Grimm, Rick Hackett, Meredith Lanning, Kathy Parker (Assistant County Attorney), Kim Sanchez, Ron West, and Steven Williams.

Others: 4

### MINUTES/MISCELLANEOUS BUSINESS

**MOTION:** Pat Shanks **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from January 21, 2015 as written.

**SECOND:** Lieschen Gargano

**VOTE:** Motion **PASSED** Unanimously {7 to 0} (Abstained: Ben Blaugrund)

### Docket V-14-0002: DART Vacation

Steven Williams, Planner II, presented the application for Douglas and Rita Dart, for a request to vacate a portion of the 12 foot wide County-owned alley north of 602 Bryan Ave. (the east half of lot 27 and all of lots 28-32 of Block 26, Eldora. The proposed project is located in the Forestry (F)

Zoning District, at 602 Bryan Avenue and including a portion of Lots 1-5, Block 26, within the Eldora Townsite, west of and immediately adjacent to 6th St., roughly 150 feet south of where Spencer Avenue and 6th St. intersect, in Section 21, T1S, R73W. Staff recommended APPROVAL as outlined in the staff recommendation, dated February 18, 2015.

**SPEAKERS:** Douglas Dart – 1406 Kalmia Avenue.

**PUBLIC HEARING OPENED**

**SPEAKERS:** None

**PUBLIC HEARING CLOSED**

**MOTION:** Pat Shanks **MOVED** that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend that the Board of County Commissioners **CONDITIONALLY APPROVE DOCKET V-14-0002: DART Vacation**, subject to the four (4) conditions listed in the staff recommendation:

**SECOND:** Ben Blaugrund

**CONDITIONS OF APPROVAL**

1. The applicants shall meet all the post approval requirements within one year after the date of the Board of County Commissioners' resolution approving this vacation as well as the associated subdivision exemption (concurrently). This resolution and associated documents shall also be recorded by Land Use Staff with the County Clerk and Recorder's Office within this one-year time-frame. This vacation approval shall not be considered final or effective until this recordation occurs, and recordation shall not occur unless the associated subdivision exemption (SE-14-0013) is also granted and its associated conditions of approval are met. Finally, this vacation approval shall expire if recordation does not occur within the required one-year timeframe (unless an extension is granted).
2. Prior to the recordation of the Resolution effectuating this approval, the applicants shall obtain a License Agreement with the County Transportation Department to address the fact that the well that serves this property is located in the 6<sup>th</sup> Street right-of-way.
3. Prior to the recordation of the Resolution effectuating this approval, the applicants shall obtain a County landmark designation for this property, and shall be subject to the conditions of the landmark approval. The resolution effectuating this landmark designation shall be recorded in conjunction (but following) the recordation of the combined vacation and subdivision exemption resolutions, and the recordation of a new deed that describes the merged parcel.
4. Prior to the recordation of the Resolution effectuating this approval, the applicants shall establish a utility easement over the vacated alleyway area not encumbered by a structure (residence or garage) in order to satisfy the easement requirements of Xcel Energy and ensure that future utility needs can be met. This easement shall be reviewed and approved by both Land Use and Xcel Energy before it is recorded with the County Clerk and Recorder's Office.

**VOTE:** Motion PASSED Unanimously {8 to 0}

**Docket DC-15-0001: Text Amendments to Article 15-200.A.2 Historic Preservation Advisory Board Selection**

Denise Grimm, Senior Planner, presented the proposed Boulder County Land Use Code Text Amendments to Article 15-200.A.2 Historic Preservation Advisory Board (HPAB) Selection of the Boulder County Land Use Code to amend the areas of expertise required in the selection of HPAB members. Staff recommended that the Boulder County Planning Commission APPROVE and recommend to the Board of County Commissioners APPROVAL of Docket DC-15-0001 as outlined in the staff recommendation and addendum, dated February 18, 2015.

**PUBLIC HEARING OPENED**

**SPEAKERS:** Dick Schillawski – 1160 N. 119<sup>th</sup> Street.

**PUBLIC HEARING CLOSED**

**MOTION:** Ben Blaugrund **MOVED** that the Boulder County Planning Commission **APPROVE** and recommend to the Board of County Commissioners **APPROVAL** of Docket DC-15-0001: Text Amendments to Article 15-200.A.2 Historic Preservation Advisory Board Selection, and certify the Docket for action to the Board, which certification includes the approved text of the Docket, and the official record of the Docket before the Commission with its staff comments, public testimony, and Commission discussion/action.

**SECOND:** Lieschen Gargano

**VOTE:** Motion **PASSED** Unanimously. {8 to 0}

**STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENTS REVIEW ITEMS**

Dale Case, Land Use Director, informed the Commission that the County received the 2015 Governor's Award for Historic Preservation, from History Colorado, for proactive consideration of historic buildings during disaster planning, response, and recovery.

**ADJOURNED**

*Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder, Colorado 303-441- 3930.*



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## BOULDER COUNTY PLANNING COMMISSION AGENDA

**March 18, 2015**

**Afternoon Session – 3:30 P.M.**

**Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street**

### **PUBLIC HEARING**

#### **AFTERNOON SESSION – 3:30 P.M.**

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the **February 18, 2015** Planning Commission Minutes.
2. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken
3. **Program Overview: Property Transfer Regulations**  
Overview for Property Transfer Regulations, companion regulations to the Flood Recovery Access Permit subsection adopted at Article 19-300.D of the Land Use Code in October 2014. As properties with flood-affected accesses are able to come into compliance with Boulder County's permanent access standards, these regulations provide a framework for ensuring that potential buyers of properties with flood-affected accesses are informed of the condition so that they may make informed decisions.  
*Informational Item - No Action Requested*  
Public testimony will be taken  
(Staff: Anita Riley, Senior Planner/Transportation Dept. and Katherine Parker, Assistant Boulder County Attorney)

### **ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.

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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

March 18, 2015

### AFTERNOON SESSION – 3:30 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

*{Approved on April 15, 2015}*

### PUBLIC HEARING

### AFTERNOON SESSION – 3:30 PM

On Wednesday, March 18, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 3:33 p.m. and adjourning at 3:51 p.m.

Commissioners Present: Doug Young (Acting Chair), Michael Baker, Dan Cohen, Natalie Feinberg-Lopez, Lieschen Gargano, Daniel Hilton, and Leah Martinsson.

Commissioners Excused: Pat Shanks

Staff Present: Ben Doyle (Assistant County Attorney), Meredith Lanning, Kathy Parker (Assistant County Attorney), Anita Riley (Transportation Dept.), Kim Sanchez, and Ron West.

Others: 2-4

*At this time Commissioner Young welcomed Leah Martinsson to the Planning Commission and also announced that the Board of County Commissioners reappointed Dan Hilton and Ben Blaugrund.*

### MINUTES/MISCELLANEOUS BUSINESS

**MOTION:** Ben Blaugrund MOVED that the Boulder County Planning Commission APPROVE the Minutes from February 18, 2015 as written.

**SECOND:** Lieschen Gargano

**VOTE:** Motion PASSED Unanimously {6 to 0} (Abstained: Natalie Feinberg-Lopez and Leah Martinsson)



**BOULDER COUNTY PROPERTY TRANSFER REGULATIONS**

Anita Riley, Senior Planner from the Transportation Department, provided an overview of the Property Transfer Regulations, companion regulations to the Flood Recovery Access Permit subsection adopted at Article 19-300.D of the Land Use Code in October 2014.

**PUBLIC HEARING OPENED**

**SPEAKERS:** None

**PUBLIC HEARING CLOSED**

*Informational Item – No Action Requested*

**ADJOURNED**

*Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder, Colorado 303-441- 3930.*



# Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856  
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## BOULDER COUNTY PLANNING COMMISSION AGENDA

April 15, 2015

Afternoon Session – 3:30 P.M.

Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

### PUBLIC HEARING

#### AFTERNOON SESSION – 3:30 P.M.

1. **NOMINATION OF OFFICERS**  
Chair, Vice-Chair, and Second Vice-Chair
2. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the March 18, 2015 Planning Commission Minutes.
3. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken
4. **Docket SU-14-0006: NEW EARTH HEALING SOUNDS AND WELLNESS Multiple Principal Uses SU/SSDP**  
Request: Special Use and Site Specific Development Review to establish multiple principal uses (Professional Office Use and Retail and Personal Service Use).  
Location: At 6857 Paiute Avenue, Lot 3 Block 1 of Morton Heights 3 Replat A, approximately 0.15 miles south of where Paiute Avenue intersects with Niwot Road, in Section 32, T2N, R69W.  
Zoning: Business (B) Zoning District  
Applicants: Klaus Schober and Maria Paradiso  
*Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.*  
Public testimony will be taken  
(Staff Planner: Steven Williams)  
Docket Webpage: [www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=806](http://www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=806)

ADJOURNED

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercountyorg.lu](http://www.bouldercountyorg.lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.



# Land Use

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## PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: April 15, 2015  
TIME: 3:30 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

### AFTERNOON SESSION – 3:30 P.M.

#### **Docket SU-14-0006: NEW EARTH HEALING SOUNDS AND WELLNESS Multiple Principal Uses SU/SSDP**

Special Use and Site Specific Development Review to establish multiple principal uses (Professional Office Use and Retail and Personal Service Use), by Klaus Schober and Maria Paradiso, in accordance with the Boulder County Land Use Code. The proposed project is located in the Business (B) Zoning District, at 6857 Paiute Avenue, Lot 3 Block 1 of Morton Heights 3 Replat A, approximately 0.15 miles south of where Paiute Avenue intersects with Niwot Road, in Section 32, T2N, R69W. *Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.* Public testimony will be taken.

### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13<sup>th</sup> Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

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Published: April 3, 2015-- Daily Times-Call

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# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

State of Colorado  
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **April 3, 2015**.

TERRY LOVE

Agent

Subscribed and sworn to before me this 3rd day of **April, 2015** in the County of Boulder, State of Colorado.

Melissa L. Najera  
Notary Public

Account #220246  
Ad #5642994  
Fee \$21.22

MELISSA L. NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064049936  
MY COMMISSION EXPIRES DEC. 11, 2018

**PUBLIC HEARING**  
**BOULDER COUNTY, COLORADO**  
**PLANNING COMMISSION**  
DATE: April 15, 2015  
TIME: 3:30 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room,  
Third Floor, Boulder County  
Courthouse, 1325 Pearl Street  
Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.  
**AFTERNOON SESSION - 3:30 P.M.**  
Docket **SU-14-0006: NEW EARTH HEALING SOUNDS AND WELLNESS Multiple Principal Uses SU/SSDP**  
Special Use and Site Specific Development Review to establish multiple principal uses (Professional Office Use and Retail and Personal Service Use), by Klaus Schober and Maria Paradiso, in accordance with the Boulder County Land Use Code. The proposed project is located in the Business (B) Zoning District, at 6857 Palute Avenue, Lot 3 Block 1 of Morton Heights 3 Replat A, approximately 0.15 miles south of where Palute Avenue intersects with Niwot Road, in Section 32, T2N, R69W. **Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing. Public testimony will be taken.**  
**ADJOURNED**  
Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13th Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.  
Published: Longmont Times-Call  
April 3, 2015 - 5642994



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION

MINUTES  
April 15, 2015

**AFTERNOON SESSION – 3:30 PM**

**Hearing Room, Third Floor,  
County Courthouse, Boulder**

*Approved on June 17, 2015*

### PUBLIC HEARING

**AFTERNOON SESSION – 3:30 PM**

On Wednesday, April 15, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 3:30 p.m. and adjourning at 4:10 p.m.

Commissioners Present: Doug Young (Chair), Michael Baker, Dan Cohen, Natalie Feinberg-Lopez, Daniel Hilton, Leah Martinsson, and Pat Shanks,

Commissioners Excused: Ben Blaugrund and Lieschen Gargano

Staff Present: Dale Case (Land Use Director), Rick Hackett, Meredith Lanning, Kathy Parker (Assistant County Attorney), Kim Sanchez, Abby Shannon, Ron West (Parks and Open Space) and Steven Williams.

Others: 8-10

### NOMINATION OF OFFICERS (Chair, First Vice Chair and Second Vice Chair)

#### Planning Commission Chair:

**NOMINATION: Dan Cohen NOMINATED Doug Young for Planning Commission Chair for 2015.**

#### Planning Commission Vice-Chair:

**NOMINATION: Pat Shanks NOMINATED Natalie Feinberg-Lopez for Planning Commission Vice-Chair for 2015.**

#### Planning Commission 2<sup>nd</sup> Vice-Chair:

**NOMINATION: Natalie Feinberg-Lopez NOMINATED Dan Cohen for Planning Commission 2<sup>nd</sup> Vice-Chair for 2015.**

34           **MOTION:**     **Pak Shanks MOVED for acceptance of all three nominations.**

36           **SECOND:**    **Natalie Feinberg-Lopez**

38           **VOTE:**       **Motion PASSED Unanimously. {7 to 0}**

40

<b>MINUTES/MISCELLANEOUS BUSINESS</b>
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42           **MOTION:**    **Leah Martinsson MOVED that the Boulder County Planning**  
44                           **Commission APPROVE the Minutes from March 18, 2015 as written.**

46           **SECOND:**    **Dan Cohen**

48           **VOTE:**       **Motion PASSED {6 to 0} (Abstained: Pat Shanks)**

<b><u>STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENTS REVIEW ITEMS</u></b>
----------------------------------------------------------------------------

50

52       Abby Shannon, Long Range Planning Manager, provided a briefing on the joint Planning  
54       Commission and City of Boulder Planning Board study session scheduled for April 16, 2015 starting  
56       at 6:00p.m. The purpose of the joint study session on April 16, 2015 is to provide an update to the  
58       City Planning Board and the County Planning Commission on the Boulder Valley Comprehensive  
60       Plan (BVCP) work to date and receive feedback on the overall work plan with emphasis on  
      foundations work; the Community Engagement Plan ideas; and preliminary ideas and issues to  
      address in the BVCP update. The joint meeting also provides an opportunity for the two boards to  
      converse together in the early stages of the 2015 update.

60

<b><u>Docket SU-14-0006: NEW EARTH HEALING SOUNDS AND WELLNESS Multiple</u></b> <b><u>Principal Uses SU/SSDP</u></b>
-------------------------------------------------------------------------------------------------------------------------

62       Steven Williams, Planner II, presented the application for Klaus Schober and Maria Paradiso, for a  
64       Special Use and Site Specific Development Review to establish multiple principal uses  
66       (Professional Office Use and Retail and Personal Service Use). The proposed project is located in  
68       the Business (B) Zoning District, at 6857 Paiute Avenue, Lot 3 Block 1 of Morton Heights 3  
      Replat A, approximately 0.15 miles south of where Paiute Avenue intersects with Niwot Road, in  
      Section 32, T2N, R69W. Staff recommended APPROVAL as outlined in the staff  
      recommendation, dated April 15, 2015.

70       **SPEAKERS:**    Maria Paradiso – 4261 Black Cherry Court

72       **PUBLIC HEARING OPENED**

74       **SPEAKERS:**    Patricia Murphy – 9051 Comanche Road; Steven Romano – 6647 Apache Court;  
76                           Toni Santelli – 8622 Skyland Drive

78       **PUBLIC HEARING CLOSED**



**MOTION: Pat Shanks MOVED that the Boulder County Planning Commission**  
**CONDITIONALLY APPROVE and recommend that the Board of**  
**County Commissioners CONDITIONALLY APPROVE DOCKET SU-**  
**14-0006: NEW EARTH HEALING SOUNDS AND WELLNESS**  
**Multiple Principal Uses SU/SSDP, subject to the six (6) conditions listed**  
**in the staff recommendation:**

**SECOND: Dan Hilton**

**CONDITIONS OF APPROVAL**

1. This approval is for multiple principal uses as described in the application materials and subject to the express limitations proposed therein including but not limited to: that the occupant load of the entire basement area be limited to 49 or fewer individuals (inclusive of employees and clients), that hours of operation be confined to 8:30 am to 9 pm, seven days/week for the proposed wellness classes, that normal business hours generally remain the same (8:30 am to 5 pm, Monday-Thursday), that the proposed number of yoga/wellness classes average 3-5 per week, that classes not exceed three in one day or seven over the course of one week (Sunday through Saturday), and that classes be invite-only (not open to the general public).
2. The applicant shall provide a Development Agreement for the Special Use Review of proposed use and development for review and approval by County staff. This agreement shall note the express limitations of the proposed use as outlined in the application materials and clarified in this staff report. The applicants shall have this Development Agreement reviewed, approved, and recorded before the building permits for the proposed basement finish will be accepted for review.
3. The applicants shall obtain the required building permits, plan review, and inspection approvals for the proposed basement conversion of an unfinished area of an office building to an exercise room as described in the application materials. This building permit review shall confirm the following:
  - a. That the International Building Code (IBC) occupancy classification for the proposed expansion can be considered a B (Business) occupancy if the entire basement area is limited to 49 or fewer individuals. If a B occupancy is permissible, the applicants must install the required maximum occupancy load signs of 49 individuals.
  - b. Whether or not ADA accessibility is required for the basement floor level. To this end, the applicants shall submit the required cost analysis to determine if ADA accessibility improvements would exceed 20% of the overall basement finish proposal. If necessary, ADA improvements will be required. If ADA improvements are not required, the applicants must provide the proposed wellness classes on the first floor of their building (in the existing conference room, which is ADA compliant) as needs arise.
  - c. The applicants shall submit full-sized plans to Mountain View Fire Rescue for review and approval before the associated building permit for the proposed basement conversion is issued.
4. Prior to recordation of the development agreement, the applicants shall submit a Transportation Demand Management (TDM) plan to the Transportation Department for review and approval. The approved plan shall be included as an exhibit to the development agreement. This plan shall be reviewed by Transportation staff after one-year of operation to ensure compliance and to evaluate the need for subsequent reviews.

- 132 5. Parking shall be contained on site as per the parking plan provided with the application,  
134 which shall be included in the development agreement as an exhibit. A design exception  
136 for the four non-conforming parking spaces in the northwest corner of the parking lot  
138 shall be obtained prior to recordation of the development agreement. If on-site only  
140 parking is not adhered to, the County will install no parking signs along Paiute Avenue at  
142 the expense of the applicants.
6. The Applicant shall be subject to the terms, conditions, and commitments of record and  
in the file for **SU-14-0006: NEW EARTH HEALING SOUNDS AND WELLNESS**  
**MULTIPLE PRINCIPAL USES SU/SSDP.**

144 **VOTE: Motion PASSED Unanimously {7 to 0}**

146 **ADJOURNED**

*Detailed information regarding these items, including maps and legal descriptions, is available  
for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder,  
Colorado 303-441- 3930.*



## Land Use

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**BOULDER COUNTY PLANNING COMMISSION and CITY OF  
BOULDER PLANNING BOARD  
JOINT SESSION NOTICE**

**April 16, 2015**  
**Joint Session – 6:00 P.M.**

**1777 Broadway, Council Chambers,**

**JOINT SESSION WITHOUT PUBLIC TESTIMONY**

**JOINT SESSION – 6:00 P.M.**

**BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Update – Community  
Engagement Plan, Work Plan, and Update on Foundations Work**

The purpose of the joint study session on April 16, 2015 is to provide an update to the City Planning Board and the County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) work to date and receive feedback on the overall work plan with emphasis on foundations work; the Community Engagement Plan ideas; and preliminary ideas and issues to address in the BVCP update. The joint meeting also provides an opportunity for the two boards to converse together in the early stages of the 2015 update.

*Discussion Item – No Action Requested.* Public testimony will not be taken.

(Presenters: David Driskell, Executive Director, Community Planning & Sustainability (CP&S), Susan Richstone, Deputy Director, CP&S, Lesli Ellis, Comprehensive Planning Manager, CP&S, Courtland Hyser, Senior Planner, CP&S, Jean Gatza, Planner II, CP&S, Pete Fogg, Boulder County Planner, Abby Shannon, Boulder County Planner)

Docket Webpage: [www.bouldercounty.org/property/build/pages/lubvcp150001.aspx](http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx)



# Land Use

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## **BOULDER COUNTY PLANNING COMMISSION and CITY OF BOULDER PLANNING BOARD JOINT SESSION NOTICE**

**April 16, 2015**  
**Joint Session – 6:00 P.M.**

**1777 Broadway, Council Chambers,**

### **JOINT SESSION WITHOUT PUBLIC TESTIMONY**

**JOINT SESSION – 6:00 P.M.**

#### **BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Update – Community Engagement Plan, Work Plan, and Update on Foundations Work**

The purpose of the joint study session on April 16, 2015 is to provide an update to the City Planning Board and the County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) work to date and receive feedback on the overall work plan with emphasis on foundations work; the Community Engagement Plan ideas; and preliminary ideas and issues to address in the BVCP update. The joint meeting also provides an opportunity for the two boards to converse together in the early stages of the 2015 update.

*Discussion Item – No Action Requested.* Public testimony will not be taken.

(Presenters: David Driskell, Executive Director, Community Planning & Sustainability (CP&S), Susan Richstone, Deputy Director, CP&S, Lesli Ellis, Comprehensive Planning Manager, CP&S, Courtland Hyser, Senior Planner, CP&S, Jean Gatza, Planner II, CP&S, Pete Fogg, Boulder County Planner, Abby Shannon, Boulder County Planner)

Docket Webpage: [www.bouldercounty.org/property/build/pages/lubvcp150001.aspx](http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx)

On Thursday, April 16, 2015, the City of Boulder Planning Board hosted a joint session with the Boulder County Planning Commission, convening at 6:15 p.m. and adjourning at 8:05 p.m.

City of Boulder Planning Board Members Present: Bryan Bowen, Aaron Brockett, John Gerstle, Crystal Gray, Leonard May, Liz Payton, and John Putnam.

City of Boulder Staff Present: Lesli Ellis, Susan Richstone, and Courtland Hyser.

Commissioners Present: Doug Young (Chair), Michael Baker, Dan Cohen, Natalie Feinberg-Lopez, Lieschen Gargano, Daniel Hilton, Leah Martinsson, and Pat Shanks.

Commissioners Excused: Ben Blaugrund

Staff Present: Dale Case (Land Use Director), Pete Fogg, Kim Sanchez, and Abby Shannon.

Others: 8-10

PC met with PB to discuss the work plan and schedule presented by staff, ideas for the community engagement, the foundations tasks staff is undertaking, and additional issues staff should address this summer for the 2015 BVCP Major 5-year update.

*Discussion Item – No Action Taken*

*The official recording for this meeting will be archived with the City of Boulder's Planning Board records.*



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION AGENDA

**June 17, 2015**

**Afternoon Session – 3:30 P.M.**

**Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street**

### **PUBLIC HEARING**

#### **AFTERNOON SESSION – 3:30 P.M.**

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the April 15, 2015 Planning Commission Minutes.
2. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken
3. **Docket BCCP-15-0001: BOULDER COUNTY COMPREHENSIVE PLAN UPDATE: OPEN SPACE ELEMENT UPDATE**  
Introduce and provide a preview of the Open Space Element update goals, process and timeline, and hear comments and questions from Planning Commission.  
*Informational Item - No Action Requested*  
Public testimony will be taken  
(Staff: Tina Nielsen, Jesse Rounds, Ernst Streng)  
Docket Webpage: [www.bouldercounty.org/property/build/pages/bccpupdate.aspx](http://www.bouldercounty.org/property/build/pages/bccpupdate.aspx)

### **ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercountyorg.lu](http://www.bouldercountyorg.lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.

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# Land Use

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## PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: June 17, 2015  
TIME: 3:30 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

### AFTERNOON SESSION – 3:30 P.M.

#### **Docket BCCP-15-0001: BOULDER COUNTY COMPREHENSIVE PLAN UPDATE: OPEN SPACE ELEMENT UPDATE**

Introduce and provide a preview of the Open Space Element update goals, process and timeline, and hear comments and questions from Planning Commission. *Informational Item - No Action Requested*  
Public testimony will be taken.

### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13<sup>th</sup> Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

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Published: June 3, 2015-- Daily Times-Call

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# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

State of Colorado  
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **June 3, 2015**.

TERRY LOVE

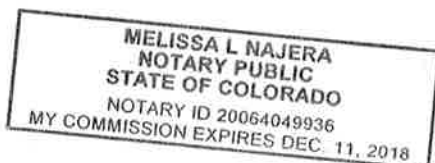
Agent

Subscribed and sworn to before me this 3rd day of **June, 2015** in the County of Boulder, State of Colorado.

Melissa L. Najera

Notary Public

Account #220246  
Ad #5647511  
Fee \$18.02



**PUBLIC HEARING  
BOULDER COUNTY, COLORADO  
PLANNING COMMISSION**

DATE: June 17, 2015  
TIME: 3:30 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room,  
Third Floor, Boulder County  
Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

**AFTERNOON SESSION - 3:30 P.M.**  
**Docket BCCP-15-0001: BOULDER COUNTY  
COMPREHENSIVE PLAN UPDATE: OPEN SPACE  
ELEMENT UPDATE**

Introduce and provide a preview of the Open Space Element update goals, process and timeline, and hear comments and questions from Planning Commission.

*Informational Item - No Action Requested*  
Public testimony will be taken.

**ADJOURNED**

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedocket.aspx> or at our office located at 2045 13th Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

Published: Longmont Times-Call June 3, 2015-5647511



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES June 17, 2015

#### AFTERNOON SESSION – 3:30 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

*{Approved on July 15, 2015}*

### PUBLIC HEARING

#### AFTERNOON SESSION – 3:30 PM

On Wednesday, June 17, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 3:34 p.m. and adjourning at 4:47 p.m.

Commissioners Present: Doug Young (Chair), Michael Baker, Ben Blaugrund, Dan Cohen, Daniel Hilton, Leah Martinsson, and Pat Shanks,

Commissioners Excused: Natalie Feinberg-Lopez, Lieschen Gargano

Staff Present: Pete Fogg, Rick Hackett, Meredith Lanning, Tina Nielsen, Kathy Parker, Kim Sanchez, Abby Shannon, Ernst Streng and Ron West.

Others: 5-7

### MINUTES/MISCELLANEOUS BUSINESS

**MOTION:** Pat Shanks **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from April 15, 2015 as written.

**SECOND:** Dan Cohen

**VOTE:** Motion **PASSED** {6 to 0} (Abstained: Ben Blaugrund)

### Docket BCCP-15-0001: BOULDER COUNTY COMPREHENSIVE PLAN UPDATE: OPEN SPACE ELEMENT UPDATE

Ron Stewart and Tina Nielsen, from Boulder County Parks and Open Space, introduced and provided a preview of the Open Space Element update goals, process and timeline, and heard comments and questions from Planning Commission.

30

Anticipated Public Process Timeline

32

- Spring 2015: Preview of OSE update to POSAC & Planning Commission

- Summer 2015: OSE Update public open house to invite comment

34

- Fall/Winter 2015: OSE Update hearings at Planning Commission, POSAC, BOCC

36

**PUBLIC HEARING OPENED**

38

**SPEAKERS:** Mike Barrow – 1103 Alexandria Street.

40

**PUBLIC HEARING CLOSED**

42

*Informational Item – No Action Requested*

44

**ADJOURNED**

*Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder, Colorado 303-441- 3930.*

46



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION AGENDA

**July 15, 2015**

**Afternoon Session – 3:00 P.M.**

**Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street**

### **PUBLIC MEETING**

#### **AFTERNOON SESSION – 3:00 P.M.**

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the **June 17, 2015** Planning Commission Minutes.
2. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken
3. **Docket BCCP-08-003: BOULDER COUNTY COMPREHENSIVE PLAN Update: ENVIRONMENTAL RESOURCES ELEMENT**  
Map corrections and amendment to the recently approved Environmental Resources Element map to reflect best available information for the Rare Plants & Significant Natural Communities map and the Preble's Meadow Jumping Mouse Conservation Areas map.  
*Action Requested - Approval*  
Public testimony will be taken  
(Staff: Justin Atherton-Wood and Kristi VanDenBosch)  
Docket Webpage: [www.bouldercounty.org/property/build/pages/bccpupdate.aspx](http://www.bouldercounty.org/property/build/pages/bccpupdate.aspx)
4. **Docket BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Major Five Year Update – Status Update**  
The purpose of the study session is to provide an update to the Planning Commission on the community kick off, trends report, proposed survey, other foundations work, and upcoming events related to this Five Year Update.  
*Discussion Item - No Action Requested*  
Public Testimony Will Not Be Taken  
(Staff: Pete Fogg with Lesli Ellis and Courtland Hyser, City of Boulder staff)  
Docket Webpage: [www.bouldercounty.org/property/build/pages/lubvcp150001.aspx](http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx)

**ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercountyorg.lu](http://www.bouldercountyorg.lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.



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## PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: July 15, 2015  
TIME: 3:00 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

### AFTERNOON SESSION – 3:00 P.M.

#### **Docket BCCP-08-003: BOULDER COUNTY COMPREHENSIVE PLAN Update: ENVIRONMENTAL RESOURCES ELEMENT**

Map corrections and amendment to the recently approved Environmental Resources Element map to reflect best available information for the Rare Plants & Significant Natural Communities map and the Preble's Meadow Jumping Mouse Conservation Areas map. *Action Requested - Approval*  
Public testimony will be taken.

#### **Docket BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Major Five Year Update – Status Update**

The purpose of the study session is to provide an update to the Planning Commission on the community kick off, trends report, proposed survey, other foundations work, and upcoming events related to this Five Year Update. *Discussion Item - No Action Requested.* Public Testimony Will Not Be Taken

### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13<sup>th</sup> Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

Published: July 1, 2015-- Daily Times-Call

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# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

State of Colorado  
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **July 1, 2015**.

TERRY LOVE

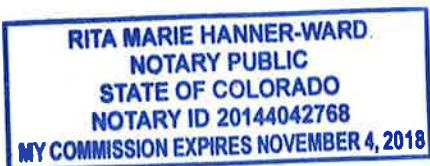
Agent

Subscribed and sworn to before me this 15<sup>th</sup> day of  
July, 2015 in the County of Boulder, State of Colorado.

Rita Marie Hanner-Ward

Notary Public

Account #220246  
Ad #5649912  
Fee \$25.23



### PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: July 15, 2015  
TIME: 3:00 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third  
Floor, Boulder County Courthouse,  
1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

#### AFTERNOON SESSION - 3:00 P.M.

#### Docket BCCP-08-003: BOULDER COUNTY COMPREHENSIVE PLAN Update: ENVIRONMENTAL RESOURCES ELEMENT

Map corrections and amendment to the recently approved Environmental Resources Element map to reflect best available information for the Rare Plants & Significant Natural Communities map and the Preble's Meadow Jumping Mouse Conservation Areas map. Action Requested - Approval  
Public testimony will be taken.

#### Docket BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Major Five Year Update - Status Update

The purpose of the study session is to provide an update to the Planning Commission on the community kick off, trends report, proposed survey, other foundations work, and upcoming events related to this Five Year Update. Discussion Item - No Action Requested.  
Public Testimony Will Not Be Taken

#### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13th Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303) 441-3525 at least 48 hours before the scheduled hearing.

Published: Longmont Times-Call  
July 1, 2015-5649912



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION

MINUTES  
July 15, 2015

**AFTERNOON SESSION – 3:00 PM**

**Hearing Room, Third Floor,  
County Courthouse, Boulder**

*{Approved on September 16, 2015}*

### PUBLIC HEARING

**AFTERNOON SESSION – 3:00 PM**

On Wednesday, July 15, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 3:03 p.m. and adjourning at 4:49 p.m.

Commissioners Present: Doug Young (Chair), Michael Baker, Ben Blaugrund, Dan Cohen, Lieschen Gargano, Daniel Hilton, and Pat Shanks.

Commissioners Excused: Natalie Feinberg-Lopez and Leah Martinsson

Staff Present: Dale Case (Land Use Director), Justin Atherton-Wood, Pete Fogg, Rick Hackett, Meredith Lanning, Kathy Parker, Kim Sanchez, Tim Shafer, Abby Shannon, Kristi VanDenBosch, and Ron West.

Others: 5-7

### MINUTES/MISCELLANEOUS BUSINESS

**MOTION: Ben Blaugrund MOVED that the Boulder County Planning Commission APPROVE the Minutes from June 17, 2015 as written.**

**SECOND: Pat Shanks**

**VOTE: Motion PASSED {6 to 0}**

**Docket BCCP-08-003: BOULDER COUNTY COMPREHENSIVE PLAN Update:**  
**ENVIRONMENTAL RESOURCES ELEMENT**

Justin Atherton-Wood, Kristi VanDenBosch, and Tim Shafer, from Boulder County Parks and Open Space, and Peter Fogg, Senior Planner/Land Use Department, provided an overview of the proposed



30 map corrections to the recently approved Environmental Resources Element map. The corrections  
32 reflect the best available information for the Rare Plants & Significant Natural Communities map and  
the Preble's Meadow Jumping Mouse Conservation Areas maps.

34 **PUBLIC HEARING OPENED**

36 **SPEAKERS:** None

38 **PUBLIC HEARING CLOSED**

40 **MOTION:** Ben Blaugrund **MOVED** that the Boulder County Planning Commission  
42 **APPROVE** the updated Environmental Resources Element maps as part  
of **Docket BCCP-08-003 Boulder County Comprehensive Plan Update.**

44 **SECOND:** Pat Shanks

46 **VOTE:** Motion **PASSED** Unanimously {7 to 0}

48

**Docket BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Major Five Year Update –  
Status Update**

50 Peter Fogg, Senior Planner/Land Use Department, Lesli Ellis, Comprehensive Plan Manager/City of  
52 Boulder, and Courtland Hyser, Senior Planner/City of Boulder, provided an update to the Planning  
Commission on the Community Engagement and Kick Off plan, Trends Report, proposed Resident  
survey, other Foundations work, and upcoming Events related to this Five Year Update.

54

*Discussion Item – No Action Requested*

56

**ADJOURNED**

*Detailed information regarding these items, including maps and legal descriptions, is available  
for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder,  
Colorado 303-441- 3930.*

58



## Land Use

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**BOULDER COUNTY PLANNING COMMISSION and CITY OF  
BOULDER PLANNING BOARD  
JOINT SESSION NOTICE**

**September 17, 2015**  
**Joint Session – 6:00 P.M.**

**909 Arapahoe Ave., West Boulder Senior Center, Boulder Colorado**

**JOINT SESSION WITHOUT PUBLIC TESTIMONY**

**JOINT SESSION – 6:00 P.M.**

**BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Update**

The purpose of the joint study session on September 17, 2015 is to provide an update to the City Planning Board and the County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) work to date, including foundations work (i.e., the Trends Report, projections, fact sheets, and initial 3D mapping), focus topics, the ongoing Land use and policy Request process, and an update about the 8/31 Community Conversation and Kickoff at Chautauqua and other community feedback from the months of August and September. The joint meeting also provides an opportunity for the two boards to converse together in the mid stages of the 2015 update before beginning the analysis phase of the plan update.

*Discussion Item – No Action Requested.* Public testimony will not be taken.

Presenters:

City of Boulder Community Planning and Sustainability Department - Lesli Ellis, Comprehensive Planning Manager, Courtland Hyser, Senior Planner, Jean Gatza, Planner II, Caitlin Zacharias, Associate Planner

Boulder County Land Use Department - Pete Fogg, Boulder County Planner, Abby Shannon, Boulder County Planner

Docket Webpage: [www.bouldercounty.org/property/build/pages/lubvcp150001.aspx](http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx)



## Land Use

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**BOULDER COUNTY PLANNING COMMISSION and CITY OF  
BOULDER PLANNING BOARD  
JOINT SESSION REVISED NOTICE**

**September 17, 2015**  
**Joint Session – 5:30 P.M.**

**909 Arapahoe Ave., West Boulder Senior Center, Boulder Colorado**

**JOINT SESSION WITHOUT PUBLIC TESTIMONY**

**JOINT SESSION – 5:30 P.M.**

**BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Update**

The purpose of the joint study session on September 17, 2015 is to provide an update to the City Planning Board and County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) work to date and receive feedback on the foundations work (i.e., Trends Report, baseline data, projections, fact sheets, and mapping); the Land Use Request process; the August 31st Community Conversation and Kickoff at Chautauqua; the revised focused topics for the plan update; and next steps. The joint meeting also provides an opportunity for the two boards to converse together about the BVCP update.

*Discussion Item – No Action Requested.* Public testimony will not be taken.

**Presenters:**

City of Boulder Community Planning and Sustainability Department - Lesli Ellis, Comprehensive Planning Manager, Courtland Hyser, Senior Planner, Jean Gatza, Planner II, Caitlin Zacharias, Associate Planner

Boulder County Land Use Department - Pete Fogg, Boulder County Planner, Abby Shannon, Boulder County Planner

Docket Webpage: [www.bouldercounty.org/property/build/pages/lubvcp150001.aspx](http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx)


# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

State of Colorado  
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **September 2, 2015**.

  
Agent

Subscribed and sworn to before me this 3rd day of **September, 2015** in the County of Boulder, State of Colorado.

  
Notary Public

Account #220246  
Ad #5655014  
Fee \$20.42

MELISSA L NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064049936  
MY COMMISSION EXPIRES DEC. 11, 2018

### BOULDER COUNTY PLANNING COMMISSION and CITY OF BOULDER PLANNING BOARD JOINT SESSION NOTICE

September 17, 2015  
Joint Session - 6:00 P.M.

909 Arapahoe Ave., West Boulder Senior Center,  
Boulder Colorado

### JOINT SESSION WITHOUT PUBLIC TESTIMONY

JOINT SESSION - 6:00 P.M.

### BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Update

The purpose of the joint study session on September 17, 2015 is to provide an update to the City Planning Board and the County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) work to date, including foundations work (i.e., the Trends Report, projections, fact sheets, and initial 3D mapping), focus topics, the ongoing Land use and policy Request process, and an update about the 8/31 Community Conversation and Kickoff at Chautauqua and other community feedback from the months of August and September. The joint meeting also provides an opportunity for the two boards to converse together in the mid stages of the 2015 update before beginning the analysis phase of the plan update.

Discussion Item - No Action Requested.  
Public testimony will not be taken.

### Presenters:

City of Boulder Community Planning and Sustainability Department - Lesli Ellis, Comprehensive Planning Manager, Courtland Hysler, Senior Planner, Jean Gatzka, Planner II, Caitlin Zacharias, Associate Planner

Boulder County Land Use Department - Pete Fogg, Boulder County Planner, Abby Shannon, Boulder County Planner

Docket Webpage: [www.bouldercounty.org/property/build/pages/lubvcp150001.aspx](http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx)

Published: Longmont Times-Call  
September 2, 2015-5655014



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## **BOULDER COUNTY PLANNING COMMISSION and CITY OF BOULDER PLANNING BOARD JOINT SESSION REVISED NOTICE**

**September 17, 2015**  
**Joint Session – 5:30 P.M.**

**909 Arapahoe Ave., West Boulder Senior Center, Boulder Colorado**

### **JOINT SESSION WITHOUT PUBLIC TESTIMONY**

**JOINT SESSION – 5:30 P.M.**

#### **BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Update**

The purpose of the joint study session on September 17, 2015 is to provide an update to the City Planning Board and County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) work to date and receive feedback on the foundations work (i.e., Trends Report, baseline data, projections, fact sheets, and mapping); the Land Use Request process; the August 31st Community Conversation and Kickoff at Chautauqua; the revised focused topics for the plan update; and next steps. The joint meeting also provides an opportunity for the two boards to converse together about the BVCP update.

*Discussion Item – No Action Requested.* Public testimony will not be taken.

Presenters:

City of Boulder Community Planning and Sustainability Department - Lesli Ellis, Comprehensive Planning Manager, Courtland Hyser, Senior Planner, Jean Gatza, Planner II, Caitlin Zacharias, Associate Planner

Boulder County Land Use Department - Pete Fogg, Boulder County Planner, Abby Shannon, Boulder County Planner

Docket Webpage: [www.bouldercounty.org/property/build/pages/lubvcp150001.aspx](http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx)

On Thursday, September 17, 2015, the City of Boulder Planning Board hosted a joint session with the Boulder County Planning Commission, convening at 5:40 p.m. and adjourning at 7:20 p.m.

City of Boulder Planning Board Members Present: Bryan Bowen, Aaron Brockett, John Gerstle, Crystal Gray, Leonard May, Liz Payton, and John Putnam.

City of Boulder CP&SD Staff Present: Lesli Ellis, Susan Richstone, Courtland Hyser Jean Gatza, and Caitlin Zacharias

Boulder County Planning Commissioners Present: Doug Young (Chair), Michael Baker, Natalie Feinberg-Lopez, Lieschen Gargano, Daniel Hilton, Leah Martinsson, and Pat Shanks.

Commissioners Excused: Ben Blaugrund

Boulder County Staff Present: Abby Shannon, Pete Fogg, Steven Giang, and Rick Hackett (Land Use Department), and Ben Doyle (County Attorney's Office)

Others: 6 - 8

PC met with PB to discuss the Phase II work plan and schedule presented by staff, results and impression from the August 31<sup>st</sup> Community Engagement Kickoff event at Chautauqua, areas of emphasis for greater community engagement outreach efforts, on-going revisions to the Trends report, the revised jobs and population projections estimates, reported travel time and vehicle trip reductions vs. sense of growing traffic congestion, additional information for inclusion into the data and fact sheets, tighter relationship between BVCP land use designations/policies and land use codes/regulations, and other issues and ideas-staff should consider during the remainder of 2015/early 2016 for this BVCP Major Five Year Update.

*Discussion Item – No Action Taken*

*The official recording for this meeting will be archived with the City of Boulder's Planning Board records.*



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION AGENDA

**September 16, 2015**

**Afternoon Session – 2:30 P.M.**

**Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street**

### **PUBLIC MEETING**

#### **AFTERNOON SESSION – 2:30 P.M.**

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the **July 15, 2015** Planning Commission Minutes.
2. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken

*Note for the Record:*

**Docket BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Major Five Year Update – Joint Study Session with City Planning Board**

The Planning Commission will be holding its third joint study session with the city's Planning Board on the BVCP 2105 Update September 17, 2015 at the West Senior Center, 909 Arapahoe (the northeast corner of the Arapahoe/ 9<sup>th</sup> Street intersection) starting at 5:30 PM. Discussion will include foundations work (i.e., the Trends Report, projections, fact sheets, and initial 3D mapping), focus topics, the ongoing BVCP Land Use and Policy Change Request process, an update about the August 31st Community Conversation and Kickoff at Chautauqua, and other community feedback from the months of August and September. The joint meeting also provides an opportunity for the two boards to converse together in the mid stages of the 2015 update before beginning the analysis phase of the plan update. The public is welcome to attend, however no public comment will be taken at the meeting.

Docket Webpage: [www.bouldercounty.org/property/build/pages/lubvcp150001.aspx](http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx)

3. **Docket SU-15-0002: UNITED POWER Vehicle Storage Facility SU/SSDP**  
Request: Special Use Review for a 9,933sq.ft. quasi-public facility to be utilized for vehicle storage by United Power.  
Location: At 5 Gross Dam Road, approximately at the intersection of Coal Creek Canyon Drive, Gross Dam Road, and Crescent Lake Road, in Section 32, T1S, R71W.  
Zoning: Forestry (F) Zoning District  
Applicant: Ken McFadden, United Power  
Agent: Brian Unger, Short and Brennan Architects  
*Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.*

Public testimony will be taken  
(Staff Planner: Michelle Hoshide)  
Docket Webpage: [www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1034](http://www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1034)

**4. Docket V-15-0003: 2975 3RD STREET LLC Vacation**

Request: Request to vacate the 60-foot wide right-of-way known as Dellwood Avenue, north of the subject parcel and the 20 foot alley right-of-way just west of the subject parcel.

Location: At 2975 3<sup>rd</sup> Street, Lots 1-3 and N 15ft of Lot 4, block 51 Newlands, located immediately southwest of the intersection of 3rd St. and Dellwood Avenue, in Section 25, T1N, R71W.

Zoning: Forestry (F) and Rural Residential (RR) Zoning Districts

Applicant: Justin Havlick, 2975 3<sup>rd</sup> Street LLC

Agent: Ed Byrne

*Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.*

Public testimony will be taken  
(Staff Planner: Michelle Hoshide)  
Docket Webpage: [www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1047](http://www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1047)

**ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercountygov.org/lu](http://www.bouldercountygov.org/lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.





# Land Use

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## BOULDER COUNTY PLANNING COMMISSION AGENDA **REVISED**

September 16, 2015  
Afternoon Session – 2:30 P.M.

Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

### PUBLIC MEETING

#### AFTERNOON SESSION – 2:30 P.M.

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**

Approval of the July 15, 2015 Planning Commission Minutes.

**NOMINATION OF OFFICERS**

Second Vice-Chair

2. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**

Informational Item - Public Testimony Will Not Be Taken

*Note for the Record:*

**Docket BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Major Five Year Update – Joint Study Session with City Planning Board**

The Planning Commission will be holding its third joint study session with the city's Planning Board on the BVCP 2105 Update September 17, 2015 at the West Senior Center, 909 Arapahoe (the northeast corner of the Arapahoe/ 9<sup>th</sup> Street intersection) starting at 5:30 PM. The purpose of the joint study session on September 17, 2015 is to provide an update to the City Planning Board and County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) work to date and receive feedback on the foundations work (i.e., Trends Report, baseline data, projections, fact sheets, and mapping); the Land Use Request process; the August 31st Community Conversation and Kickoff at Chautauqua; the revised focused topics for the plan update; and next steps. The joint meeting also provides an opportunity for the two boards to converse together about the BVCP update.

The public is welcome to attend, however no public comment will be taken at the meeting.

Docket Webpage: [www.bouldercounty.org/property/build/pages/lubvcp150001.aspx](http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx)

3. **Docket SU-15-0002: UNITED POWER Vehicle Storage Facility SU/SSDP**

Request: Special Use Review for a 9,933sq.ft. quasi-public facility to be utilized for vehicle storage by United Power.

Location: At 5 Gross Dam Road, approximately at the intersection of Coal Creek Canyon Drive, Gross Dam Road, and Crescent Lake Road, in Section 32, T1S, R71W.

Zoning: Forestry (F) Zoning District

Applicant: Ken McFadden, United Power

Agent: Brian Unger, Short and Brennan Architects

*Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.*

Public testimony will be taken

(Staff Planner: Michelle Hoshide)

Docket Webpage: [www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1034](http://www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1034)

**4. Docket V-15-0003: 2975 3RD STREET LLC Vacation**

Request: Request to vacate the 60-foot wide right-of-way known as Dellwood Avenue, north of the subject parcel and the 20 foot alley right-of-way just west of the subject parcel.

Location: At 2975 3<sup>rd</sup> Street, Lots 1-3 and N 15ft of Lot 4, block 51 Newlands, located immediately southwest of the intersection of 3rd St. and Dellwood Avenue, in Section 25, T1N, R71W.

Zoning: Forestry (F) and Rural Residential (RR) Zoning Districts

Applicant: Justin Havlick, 2975 3<sup>rd</sup> Street LLC

Agent: Ed Byrne

*Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.*

Public testimony will be taken

(Staff Planner: Michelle Hoshide)

Docket Webpage: [www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1047](http://www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1047)

**ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercountygov.org/lu](http://www.bouldercountygov.org/lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.



## Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

### PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: September 16, 2015  
TIME: 2:30 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

#### AFTERNOON SESSION – 2:30 P.M.

##### **Docket SU-15-0002: UNITED POWER Vehicle Storage Facility SU/SSDP**

Special Use Review for a 9,933sq.ft. quasi-public facility to be utilized for vehicle storage by United Power, by Ken McFadden, United Power, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 5 Gross Dam Road, approximately at the intersection of Coal Creek Canyon Drive, Gross Dam Road, and Crescent Lake Road, in Section 32, T1S, R71W. *Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.* Public testimony will be taken.

##### **Docket V-15-0003: 2975 3RD STREET LLC Vacation**

Request to vacate the 60-foot wide right-of-way known as Dellwood Avenue, north of the subject parcel and the 20 foot alley right-of-way just west of the subject parcel, by Justin Havlick, 2975 3<sup>rd</sup> Street LLC, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) and Rural Residential (RR) Zoning Districts, at 2975 3rd Street, Lots 1-3 and N 15ft of Lot 4, block 51 Newlands, located immediately southwest of the intersection of 3rd St. and Dellwood Avenue, in Section 25, T1N, R71W. *Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.* Public testimony will be taken.

#### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13<sup>th</sup> Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

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Published: September 2, 2015-- Daily Times-Call

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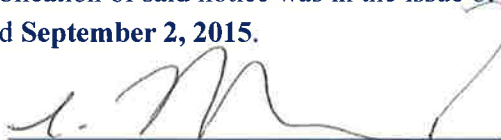
# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

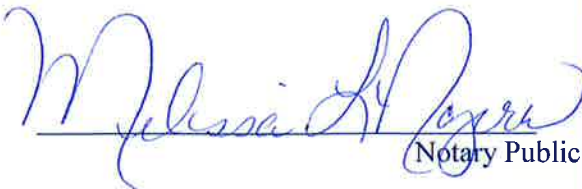
State of Colorado  
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **September 2, 2015**.

  
Agent

Subscribed and sworn to before me this 3rd day of  
**September, 2015** in the County of Boulder, State of  
Colorado.

  
Notary Public

Account #220246  
Ad #5655017  
Fee \$30.83

MELISSA L NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064049936  
MY COMMISSION EXPIRES DEC. 11, 2018

### PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: September 16, 2015  
TIME: 2:30 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room,  
Third Floor,  
Boulder County Courthouse, 1325  
Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

#### AFTERNOON SESSION - 2:30 P.M.

##### Docket SU-15-0002: UNITED POWER Vehicle Storage Facility SU/SSDP

Special Use Review for a 9,933sq.ft. quasi-public facility to be utilized for vehicle storage by United Power, by Ken McFadden, United Power, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 5 Gross Dam Road, approximately at the intersection of Coal Creek Canyon Drive, Gross Dam Road, and Crescent Lake Road, in Section 32, T1S, R71W. Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing. Public testimony will be taken.

##### Docket V-15-0003: 2975 3RD STREET LLC Vacation

Request to vacate the 60-foot wide right-of-way known as Dellwood Avenue, north of the subject parcel and the 20 foot alley right-of-way just west of the subject parcel, by Justin Havlick, 2975 3rd Street LLC, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) and Rural Residential (RR) Zoning Districts, at 2975 3rd Street, Lots 1-3 and N 15ft of Lot 4, block 51 Newlands, located immediately southwest of the intersection of 3rd St. and Dellwood Avenue, in Section 25, T1N, R71W. Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing. Public testimony will be taken.

#### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13th Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303) 441-3525 at least 48 hours before the scheduled hearing.

Published: Longmont Times-Call  
September 2, 2015-5655017



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

September 16, 2015

### AFTERNOON SESSION – 2:30 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

*{Approved on October 21, 2015}*

### PUBLIC HEARING

### AFTERNOON SESSION – 2:30 PM

On Wednesday, September 16, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 2:31 p.m. and adjourning at 4:47 p.m.

Commissioners Present: Doug Young (Chair), Michael Baker, Dan Cohen, Natalie Feinberg-Lopez, Lieschen Gargano, Daniel Hilton, Leah Martinsson, and Pat Shanks.

Commissioners Excused: Ben Blaugrund

Staff Present: Dale Case (Land Use Director), Steven Giang, Rick Hackett, Michelle Hoshide, Meredith Lanning, Kathy Parker, Kim Sanchez, Abby Shannon, and Ron West.

Others: 10-15

### MINUTES/MISCELLANEOUS BUSINESS

Commissioner Young announced that this would be Commissioner Cohen's last meeting as a Planning Commission member. Commissioner Young thanked Commissioner Cohen for his service.

Kim Sanchez, Chief Planner, thanked Commissioner Cohen for his service and contributions to the Planning Commission.

**MOTION:** Dan Cohen MOVED that the Boulder County Planning Commission APPROVE the Minutes from July 15, 2015 as written.

**SECOND:** Pat Shanks

**VOTE:** Motion PASSED {5 to 0}  
(Abstained: Natalie Feinberg-Lopez and Leah Martinsson)

**NOMINATION OF OFFICERS (Second Vice Chair)**

34 **Planning Commission 2<sup>nd</sup> Vice-Chair:**

36           **MOTION:**     Doug Young **NOMINATED** Pat Shanks for Planning Commission 2<sup>nd</sup>  
38                               Vice-Chair.

40           **SECOND:**     Natalie Feinberg-Lopez

42           **VOTE:**         Motion PASSED Unanimously. {7 to 0}

**STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENTS REVIEW ITEMS**

44     Steven Giang, Planning I, informed Planning Commission that a staff member would be emailing the  
46     Commission to set up a joint study session with the Boulder County Parks and Open Space Advisory  
      Committee to discuss the Boulder County Comprehensive Plan Open Space Element Update.

48     Commissioner Young noted for the record that Planning Commission would be having a joint study  
50     session with the City of Boulder Planning Board on September 17, 2015 at the West Senior Center  
      (909 Arapahoe), beginning at 5:30 p.m.

**Docket SU-15-0002: UNITED POWER Vehicle Storage Facility SU/SSDP**

52           *Commissioner Gargano arrived during the staff presentation for this docket.*

54     Michelle Hoshide, Planner II, presented the application for Ken McFadden, United Power, for a  
56     Special Use Review for a 9,933sq.ft. quasi-public facility to be utilized for vehicle storage by  
58     United Power. The proposed project is located in the Forestry (F) Zoning District, at 5 Gross Dam  
60     Road, approximately at the intersection of Coal Creek Canyon Drive, Gross Dam Road, and  
      Crescent Lake Road, in Section 32, T1S, R71W. Staff recommended **CONDITIONAL**  
      **APPROVAL** as outlined in the staff recommendation, dated September 16, 2015.

62     **PUBLIC HEARING OPENED**

64     **SPEAKERS:**    Janis Reigel – 31577 Coal Creek Canyon Road

66     **PUBLIC HEARING CLOSED**

68           **MOTION:**     Doug Young **MOVED** that the Boulder County Planning Commission  
70                               **APPROVE** and recommend that the Board of County Commissioners  
72                               **APPROVE DOCKET SU-15-0002: UNITED POWER Vehicle Storage**  
                              **Facility SU/SSDP**, subject to the twelve (12) conditions listed in the staff  
                              **recommendation:**

74           **SECOND:**     Pat Shanks



**CONDITIONS OF APPROVAL**

1. The Applicant shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of any permits by the Boulder County Land Use Department and prior to the recordation of said agreement.
2. The Applicant is subject to all applicable County Building Division requirements for a building permit.
3. *Prior to the foundation form inspection*, the setback survey must be completed by a licensed surveyor for the western property line and submitted to the Land Use Department.
4. *Prior to issuance of building permits*, submit to the Land Use Department for review and approval, three sets of samples (color chips, brochure, or catalog page) of all exterior colors to be used including roof, siding and trim.
5. *Prior to issuance of any permits or removal of any trees*, please submit a wildfire mitigation plan shall be submitted.
6. *Prior to issuance of building permits*, one copy of a lighting cut sheet (manufacturer's specifications with picture or diagram) of all proposed fixtures must be submitted to the Land Use Department for review and approval.
7. *Prior to the issuance of building permits*, a deconstruction permit shall be issued for the existing 3,274 sq. ft. utility building.
8. *Prior to issuance of building or grading permits*, a detailed grading and erosion control plan stamped and signed by a Colorado licensed professional engineer must be submitted to and approved by the Land Use and Transportation Departments.
9. *As part of the development agreement*, submit to the Land Use Department for review and approval one copy of the proposed Revegetation Plan and Tree Preservation Plan. The approved plan shall be included as an exhibit in the development agreement.
10. The design of the fence shall be reviewed and approved by staff prior to recordation of a development agreement and shall be included as an exhibit in the development agreement. The fence shall be fully installed prior to issuance of a certificate of occupancy for the new building.
11. *Prior to the issuance of any building permit*, the comments made by the Boulder County Transportation division dated August 5, 2015 and the comments received from CDOT dated August 5, 2015 shall be complied with.
12. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-15-0002: United Power Vehicle Storage Facility SU/SSDP.

**VOTE: Motion PASSED Unanimously {8 to 0}**



**Docket V-15-0003: 2975 3RD STREET LLC Vacation**

126 Michelle Hoshide, Planner II, presented the application for Justin Havlick, 2975 3<sup>rd</sup> Street LLC, for  
128 a request to vacate the 60-foot wide right-of-way known as Dellwood Avenue, north of the subject  
130 parcel and the 20 foot alley right-of-way just west of the subject parcel. The proposed project is  
132 located in the Forestry (F) and Rural Residential (RR) Zoning Districts, at 2975 3<sup>rd</sup> Street, Lots 1-3  
and N 15ft of Lot 4, block 51 Newlands, located immediately southwest of the intersection of 3rd  
St. and Dellwood Avenue, in Section 25, T1N, R71W. Staff recommended CONDITIONAL  
APPROVAL as outlined in the staff recommendation, dated September 16, 2015.

134 **SPEAKERS:** Ed Byrne – 250 Arapahoe Ave.

136 **PUBLIC HEARING OPENED**

138 **SPEAKERS:** Steve Gaede – 3023 4<sup>th</sup> Street; Roe Willis – 3000 4<sup>th</sup> Street; Charles Stanzion – 3005  
140 4<sup>th</sup> Street; Perrin Dake – 3015 3<sup>rd</sup> Street; Tom Moore – 2830 5<sup>th</sup> Street; Cathy Conery  
- 3203 3<sup>rd</sup> Street; Diane Merker - 2727 4<sup>th</sup> Street.

142 **PUBLIC HEARING CLOSED**

144 **MOTION 1:** Doug Young MOVED that the Boulder County Planning Commission  
146 Approve and recommend that the Board of County Commissioners  
Approve **Docket V-15-0003: 2975 3RD STREET LLC Vacation**, subject  
148 to the four (4) conditions listed in the staff recommendation.

Motion 1 failed for lack of a Second.

150 **MOTION 2:** Dan Hilton MOVED that the Boulder County Planning Commission  
152 recommend DENIAL and recommend that the Board of County  
Commissioners DENY **DOCKET V-15-0003: 2975 3RD STREET LLC**  
154 **Vacation**.

156 **SECOND:** Natalie Feinberg-Lopez

158 **VOTE on the MOTION:**

160	<b><u>AYE</u></b>	<b><u>NAY</u></b>
162	Lieschen Gargano	Pat Shanks
	Natalie Feinberg-Lopez	Doug Young
164	Dan Cohen	Leah Martinsson
	Dan Hilton	
	Michael Baker	

166 Motion PASSED {5 to 3}  
168

**ADJOURNED**

170

*Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder, Colorado 303-441- 3930.*



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION AGENDA

**October 21, 2015**

**Afternoon Session – 3:00 P.M.**

**Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street**

### **PUBLIC HEARING**

#### **AFTERNOON SESSION – 3:00 P.M.**

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the September 16, 2015 Planning Commission Minutes.
2. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken
3. **Affordable Living – Can it be done in Boulder County? The Housing Puzzle.**  
Session will have an overview of the Community Foundation's 2015 indicators report, review tools and programs and explore some of the efforts in the county and at regional level underway on this issue.  
*Informational Item - No Action Requested*  
Public testimony will not be taken  
(Staff: Dale Case, County Land Use, Willa Williford, Boulder County Housing Director, Erika Stutzman, Community Foundation, Robin Bohannon, Boulder County Community Services Director)
4. **Docket SPD-15-0001: KNOLLWOOD WATER DISTRICT (To be known as Knollwood Metropolitan District)**  
Request: A proposed Amended Statement of Purpose for Knollwood Water District to provide in addition to the services it already provides (water for domestic purposes, including but not limited to monitoring and maintaining water quantity and quality) to also provide 1) street improvements, through the construction and installation of curbs, gutters, culverts, and other drainage facilities and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements, provided that the Boulder County Engineer has approved a construction permit or other permit as required by the Boulder County Code, and 2) safety protection through traffic and safety controls and devices on streets and highways and at railroad crossings, provided that the Boulder County Engineer has approved the District's exercise of the safety protection power. If approved, this amendment would take effect upon the voters' approval of conversion to a metropolitan district at the Nov. 3, 2015 election and the court's issuance of an order approving the conversion.

Location: Lots 1-9 of Knollwood Subdivision, Lots 10-28 of Knollwood Subdivision First Addition and Lots 29-40 and 44-48 Knollwood Subdivision Second Addition, Boulder County, Colorado.

Applicant: Knollwood Water District

Agents: Carolyn Steffl, Attorney

*Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.*

Public testimony will be taken

(Staff Contacts: Leslie Lacy, County Attorney's Office, Mike Thomas, Transportation)

**ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercountv.org.lu](http://www.bouldercountv.org.lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.



## Land Use

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### PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: October 21, 2015  
TIME: 3:00 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

#### AFTERNOON SESSION – 3:00 P.M.

##### **Affordable Living – Can it be done in Boulder County? The Housing Puzzle.**

Session will have an overview of the Community Foundation's 2015 indicators report, review tools and programs and explore some of the efforts in the county and at regional level underway on this issue. *Informational Item - No Action Requested.* Public testimony will not be taken.

##### **Docket SPD-15-0001: KNOLLWOOD WATER DISTRICT (To be known as Knollwood Metropolitan District)**

A proposed Amended Statement of Purpose for Knollwood Water District to provide in addition to the services it already provides (water for domestic purposes, including but not limited to monitoring and maintaining water quantity and quality) to also provide 1) street improvements, through the construction and installation of curbs, gutters, culverts, and other drainage facilities and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements, provided that the Boulder County Engineer has approved a construction permit or other permit as required by the Boulder County Code, and 2) safety protection through traffic and safety controls and devices on streets and highways and at railroad crossings, provided that the Boulder County Engineer has approved the District's exercise of the safety protection power. If approved, this amendment would take effect upon the voters' approval of conversion to a metropolitan district at the Nov. 3, 2015 election and the court's issuance of an order approving the conversion, by Knollwood Water District in accordance with the Boulder County Land Use Code. Lots 1-9 of Knollwood Subdivision, Lots 10-28 of Knollwood Subdivision First Addition and Lots 29-40 and 44-48 Knollwood Subdivision Second Addition, Boulder County, Colorado. *Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.* Public testimony will be taken.

#### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office

located at 2045 13<sup>th</sup> Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

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---

Published: October 14, 2015-- Daily Times-Call

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# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

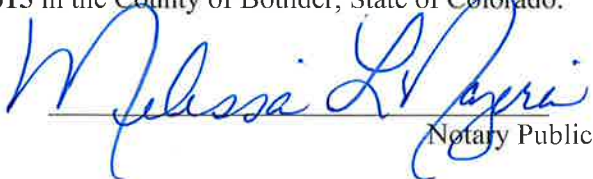
State of Colorado  
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **October 14, 2015**.

  
Agent

Subscribed and sworn to before me this 16<sup>th</sup> day of  
**October, 2015** in the County of Boulder, State of Colorado.

  
Notary Public

Account #220246  
Ad #5658427  
Fee \$36.04

MELISSA L NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2006404936  
MY COMMISSION EXPIRES DEC. 11, 2018

2500 Public Notice 2500 Public Notice

### PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: October 21, 2015  
TIME: 3:00 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room,  
Third Floor, Boulder County Court  
house, 1325 Pearl Street

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Session will have an overview of the Community Foundation's 2015 Indicators report, review tools and programs and explore some of the efforts in the county and at regional level underway on this issue. Informational Item - No Action Requested. Public testimony will not be taken.

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A proposed Amended Statement of Purpose for Knollwood Water District to provide in addition to the services it already provides (water for domestic purposes, including but not limited to monitoring and maintaining water quantity and quality) to also provide 1) street improvements, through the construction and installation of curbs, gutters, culverts, and other drainage facilities and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements, provided that the Boulder County Engineer has approved a construction permit or other permit as required by the Boulder County Code, and 2) safety protection through traffic and safety controls and devices on streets and highways and at railroad crossings, provided that the Boulder County Engineer has approved the District's exercise of the safety protection power. If approved, this amendment would take effect upon the voters' approval of conversion to a metropolitan district at the Nov. 3, 2015 election and the court's issuance of an order approving the conversion, by Knollwood Water District in accordance with the Boulder County Land Use Code. Lots 1-9 of Knollwood Subdivision, Lots 10-28 of Knollwood Subdivision First Addition and Lots 29-40 and 44-48 Knollwood Subdivision Second Addition, Boulder County, Colorado. Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing. Public testimony will be taken.

#### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13th Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303) 441-3525 at least 48 hours before the scheduled hearing.

Published: Longmont Times-Call



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

October 21, 2015

### AFTERNOON SESSION – 3:00 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

*{Approved on November 18, 2015}*

### PUBLIC HEARING

### AFTERNOON SESSION – 3:00 PM

On Wednesday, October 21, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 3:03 p.m. and adjourning at 4:46 p.m.

Commissioners Present: Doug Young (Chair), Michael Baker, Natalie Feinberg-Lopez, Lieschen Gargano, Daniel Hilton, and Leah Martinsson.

Commissioners Excused: Ben Blaugrund and Pat Shanks

Staff Present: Dale Case (Land Use Director), Robin Bohannon, Ben Doyle, Rick Hackett, Leslie Lacy, Meredith Lanning, Kathy Parker, Kim Sanchez, Abby Shannon, Erika Stutzman, Mike Thomas, Ron West, and Willa Williford.

Others: 20-24

### MINUTES/MISCELLANEOUS BUSINESS

**MOTION:** Leah Martinsson **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from September 16, 2015 as written.

**SECOND:** Lieschen Gargano

**VOTE:** Motion **PASSED** Unanimously {6 to 0}

### Affordable Living – Can it be done in Boulder County? The Housing Puzzle

Dale Case, County Land Use, Willa Williford, Boulder County Housing Director, Erika Stutzman, Community Foundation, Robin Bohannon, Boulder County Community Services Director, gave an



overview of the Community Foundation's 2015 indicators report, review tools and programs and discussed some of the efforts in the county and at regional level underway on this issue.

*Informational Item – No Action Requested*

**Docket SPD-15-0001: KNOLLWOOD WATER DISTRICT (To be known as Knollwood Metropolitan District)**

Mike Thomas, Boulder County Engineer, presented the application for Knollwood Water District for proposed Amended Statement of Purpose for Knollwood Water District to provide in addition to the services it already provides (water for domestic purposes, including but not limited to monitoring and maintaining water quantity and quality) to also provide 1) street improvements, through the construction and installation of curbs, gutters, culverts, and other drainage facilities and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements, provided that the Boulder County Engineer has approved a construction permit or other permit as required by the Boulder County Code, and 2) safety protection through traffic and safety controls and devices on streets and highways and at railroad crossings, provided that the Boulder County Engineer has approved the District's exercise of the safety protection power. If approved, this amendment would take effect upon the voters' approval of conversion to a metropolitan district at the Nov. 3, 2015 election and the court's issuance of an order approving the conversion. The proposed project is involves Lots 1-9 of Knollwood Subdivision, Lots 10-28 of Knollwood Subdivision First Addition and Lots 29-40 and 44-49 Knollwood Subdivision Second Addition, Boulder County, Colorado. Staff recommended APPROVAL as outlined in the staff recommendation, dated October 21, 2015.

**SPEAKERS:** Barry Baer, Knollwood Water District President – 2265 Knollwood Drive; CarolynSteffl (Agent) – 1002 Walnut Street, Ste. 300.

**PUBLIC HEARING OPENED**

**SPEAKERS:** None.

**PUBLIC HEARING CLOSED**

**MOTION:** Doug Young MOVED that the Boulder County Planning Commission APPROVE and recommend that the Board of County Commissioners APPROVE Docket SPD-15-0001: KNOLLWOOD WATER DISTRICT (To be known as Knollwood Metropolitan District).

**SECOND:** Lieschen Gargano

**VOTE:** Motion PASSED Unanimously {6 to 0}

**ADJOURNED**

*Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder, Colorado 303-441- 3930.*



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION AGENDA

**November 18, 2015**  
**Afternoon Session – 3:30 P.M.**

**Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street**

### **PUBLIC HEARING**

#### **AFTERNOON SESSION – 3:30 P.M.**

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the **October 21, 2015** Planning Commission Minutes.
2. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken
3. **Docket SU-15-0003: MOMENTUM RECYCLING LLC Recycling Processing Facility SU/SSDP**  
Request: Special Use Review and Site Specific Development Plan for a Recycling Processing Facility, specifically a glass cullet recycling processing facility.  
Location: At 11331 Dillon Road, South of and adjacent to Dillon Road approximately 0.15 miles east of Hwy 287, in Section 23, Township 1S, Range 69.  
Zoning: General Industrial (GI) Zoning District with Floodplain Overlay  
Applicant: Steve Derus, Momentum Recycling  
Property Owner: John McDonald, Denver Glass, LLC  
*Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.*  
Public testimony will be taken  
(Staff Planner: Hannah Hippely)

### **ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercountyorg.lu](http://www.bouldercountyorg.lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.

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# Land Use

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## PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: November 18, 2015  
TIME: 3:30 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

### AFTERNOON SESSION – 3:30 P.M.

#### **Docket SU-15-0003: MOMENTUM RECYCLING LLC Recycling Processing Facility SU/SSDP**

Special Use Review and Site Specific Development Plan for a Recycling Processing Facility, specifically a glass cullet recycling processing facility, by Steve Derus, Momentum Recycling, in accordance with the Boulder County Land Use Code. At 11331 Dillon Road, South of and adjacent to Dillon Road approximately 0.15 miles east of Hwy 287, in Section 23, Township 1S, Range 69. *Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.* Public testimony will be taken.

### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13<sup>th</sup> Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

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Published: November 4, 2015-- Daily Times-Call

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# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

State of Colorado  
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **November 4, 2015**.

*PERRY LOVE*

Agent

Subscribed and sworn to before me this *4th* day of November, 2015 in the County of Boulder, State of Colorado.

*Melissa L. Najera*  
Notary Public

Account #220246  
Ad #5659944  
Fee \$22.42

MELISSA L NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064049936  
MY COMMISSION EXPIRES DEC. 11, 2018

### PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: November 18, 2015  
TIME: 3:30 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third Floor, Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

#### AFTERNOON SESSION - 3:30 P.M.

**Docket SU-15-0003: MOMENTUM RECYCLING LLC Recycling Processing Facility SU/SSDP**  
Special Use Review and Site Specific Development Plan for a Recycling Processing Facility, specifically a glass cullet recycling processing facility, by Steve Derus, Momentum Recycling, in accordance with the Boulder County Land Use Code. At 11331 Dillon Road, South of and adjacent to Dillon Road approximately 0.15 miles east of Hwy 287, in Section 23, Township 1S, Range 69. Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing. Public testimony will be taken.

#### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13th Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441 3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303) 441 3525 at least 48 hours before the scheduled hearing.

Published: Longmont Times-Call  
November 4, 2015-5659944



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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

November 18, 2015

### AFTERNOON SESSION – 3:30 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

*{Approved on December 16, 2015}*

### PUBLIC HEARING

### AFTERNOON SESSION – 3:30 PM

On Wednesday, November 18, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 3:31 p.m. and adjourning at 4:27 p.m.

Commissioners Present: Natalie Feinberg-Lopez (Acting Chair), Michael Baker, Ben Blaugrund, Lieschen Gargano, Daniel Hilton, and Leah Martinsson.

Commissioners Excused: Pat Shanks and Doug Young

Staff Present: Rick Hackett, Hannah Hippely, Meredith Lanning, Kathy Parker, Kim Sanchez, Abby Shannon, and Ron West.

Others: 3

### MINUTES/MISCELLANEOUS BUSINESS

**MOTION:** Leah Martinsson **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from October 21, 2015 as written.

**SECOND:** Lieschen Gargano

**VOTE:** Motion **PASSED** Unanimously {5 to 0} (Abstained: Ben Blaugrund)

### STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENTS REVIEW ITEMS

Kim Sanchez, Chief Planner, informed Planning Commission that staff has been involved in the Governor's task force rule making on oil and gas activity. Staff has been intensely involved in the process and attended the hearing on November 16<sup>th</sup> and 17<sup>th</sup>. The subject of the rule making is large scale oil and gas facilities; where they should be located and whether they should be allowed in

residential neighborhoods. The second recommendation is related to some advanced planning information we'd like operators to provide municipalities, currently counties are excluded from the requirement for operators to provide drilling estimates over a five year window. The task force made it through two of the six topics. The remaining topics will be covered in December.

Kathy Parker, Assistant County Attorney, recommended Planning Commission vote to go into executive session for legal advice pursuant to CRS Section 24-6-402(4)(b).

**VOTE to go into Executive Session PASSED Unanimously {6 to 0}**

Following the vote the Planning Commission and staff exited the hearing room and held an executive session in the Dickey Lee Hullinghorst room.

**Meeting resumed**

**Docket SU-15-0003: MOMENTUM RECYCLING LLC Recycling Processing Facility  
SU/SSDP**

Hannah Hippely, Senior Planner, presented the application for Steve Derus, Momentum Recycling, for a Special Use Review and Site Specific Development Plan for a Recycling Processing Facility, specifically a glass cullet recycling processing facility. The proposed project is located in the General Industrial (GI) Zoning District with Floodplain Overlay, at 11331 Dillon Road, South of and adjacent to Dillon Road approximately 0.15 miles east of Hwy 287, in Section 23, Township 1S, Range 69. Staff recommended **CONDITIONAL APPROVAL** as outlined in the staff recommendation, dated November 18, 2015.

**SPEAKERS:** John Lair, Momentum Recycling President - 1595 South 900 East, Salt Lake City, Utah; Jeff Callahan – 6598 West 96<sup>th</sup> Drive.

**PUBLIC HEARING OPENED**

**SPEAKERS:** None.

**PUBLIC HEARING CLOSED**

**MOTION:** Ben Blaugrund **MOVED** that the Boulder County Planning Commission **APPROVE** and recommend that the Board of County Commissioners **APPROVE DOCKET SU-15-0003: MOMENTUM RECYCLING LLC Recycling Processing Facility SU/SSDP**, subject to the twelve (12) conditions listed in the staff recommendation:

**SECOND:** Lieschen Gargano

**CONDITIONS OF APPROVAL**

1. The Applicant shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of any permits by the Boulder County Land Use Department and prior to the recordation of said agreement.
2. Review and approval of a revised site plan by Land Use and Transportation shall be required prior to recordation of the development agreement; the approved site plan shall be included as an exhibit to the development agreement. All parking improvements shall be fully installed before final inspections on the processing plant building are scheduled.

3. A site lighting plan, including all lighting locations and cut sheets for fixtures shall be developed by the applicant and must be reviewed and approved by Land Use prior to recordation of a development agreement. This plan shall bring the site into full compliance with lighting standards over a period of no more than three years. The approved lighting plan shall be included as an exhibit to the development agreement.
4. The site Operation and Maintenance Plan shall be reviewed and approved by the county and the approved plan shall be included as an exhibit to the development agreement.
5. The applicant shall comply with all requirements of the North Metro Fire Protection District and remain compliant with District requirements for the life of the facility. Compliance with this plan shall be coordinated through the county building permit for the processing facility and the facility shall not receive final approvals from County Building Safety until the District indicates that the site is in full compliance with the Fire Protection Plan.
6. Noise generated on site be limited to 78 dB(A); sound measurements shall be taken at the eastern property line during a period of typical activity at least once per quarter; these sound readings shall be made available to Boulder County upon request. The Operations and Maintenance Plan shall establish a protocol for collecting and recording this information.
7. Continued compliance with all State and Federal regulations shall be required; failure to comply with these regulations shall be grounds for termination of the Special Use approval. A copy of all permits, including the storm water permit shall be provided to the Land Use Department and prior to issuance of a building permit.
8. The Applicant is subject to all applicable County Building Division requirements for a building permit.
9. Exterior colors used on site shall be reviewed and approved by land use prior to the issuance of any building permits or if building permits are not required the proposed colors shall be reviewed and approved before construction commences.
10. The applicant shall propose a solution to the access issue which shall be reviewed and approved by the Transportation Department prior to issuance of a building permit.
11. The OWS must receive final approval from Public Health prior to the issuance of a certificate of occupancy for the processing facility.
12. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-15-0003: MOMENTUM RECYCLING LLC Recycling Processing Facility SU/SSDP.

**VOTE: Motion PASSED Unanimously {6 to 0}**

**ADJOURNED**

*Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2045 13<sup>th</sup> St., Boulder, Colorado 303-441- 3930.*





# Land Use

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## BOULDER COUNTY PLANNING COMMISSION AGENDA

**December 16, 2015**

**Afternoon Session – 2:00 P.M.**

**Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street**

### **PUBLIC HEARING**

#### **AFTERNOON SESSION – 2:00 P.M.**

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the **November 18, 2015** Planning Commission Minutes.
2. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken
3. **Docket SU-93-14g: DOWE FLATS 20 Year Interim Review SU/SSDP**  
Request: 20 year interim review of compliance with the 1994 approval of a Special Use /Site Specific Development Plan, for limestone/shale open mining/quarrying.  
Location: Parcels 120316000050, 120316000046, 120316001001, 120316001002, 120316001003, 120316001004, 120316001005, 120316001006, 120316001007, 120316001008, 120316001009, 120316001010, 120316001011, 120316001012, 120316001013, North of State Highway 66 west of and adjacent to N 53rd Street, Vestal Road, and N 55th Street, in Sections 15, 16, and 21, Township 3N, Range 70W.  
Zoning: Agricultural (A) Zoning District  
Applicant: Bradley Wilson, Cemex Construction Materials South, LLC  
Agent: Robin Bay, Habitat Management, Inc.  
*Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.*  
Public testimony will be taken  
(Staff Planner: Hannah Hippely)
4. **Docket V-15-0002: SHEETS, MCDONALD, SUTTER AND ROTHSCCHILD Vacation**  
Request: Request to vacate a 112 foot by 25 foot portion of the 7th Street right of way west of 150 S. 7th Street, a 50 foot by 25 foot portion of the Bryan Avenue right of way south of 695 Bryan Avenue, and a portion of the Bryan Avenue right of way south of 675 Bryan Avenue between the parcel and the as-built road. The application also requests the vacation of the existing alley right of way between the subject parcels.  
Location: At 675 Bryan Avenue, 695 Bryan Avenue and 150 S 7<sup>th</sup> Street, lots 14-20 of block 26 in Eldora, at the intersection of Bryan Avenue and S. 7th Street, in Section 21, T1S, R73W.



Zoning: Forestry (F) Zoning District  
Applicants: Payson Sheets  
Joe and Pamela McDonald  
Paul Sutter and Julie Rothschild

*Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.*

Public testimony will be taken  
(Staff Planner: Michelle Hoside)

**ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercountyorg.lu](http://www.bouldercountyorg.lu) or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.



## Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

### **PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION**

DATE: December 16, 2015  
TIME: 2:00 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

#### **AFTERNOON SESSION – 2:00 P.M.**

##### **Docket SU-93-14g: DOWE FLATS 20 Year Interim Review SU/SSDP**

20 year interim review of compliance with the 1994 approval of a Special Use /Site Specific Development Plan, for limestone/shale open mining/quarrying, by Bradley Wilson, Cemex Construction Materials South, LLC, in accordance with the Boulder County Land Use Code. The proposed project is located in the Agricultural (A) Zoning District, at Parcels 120316000050, 120316000046, 120316001001, 120316001002, 120316001003, 120316001004, 120316001005, 120316001006, 120316001007, 120316001008, 120316001009, 120316001010, 120316001011, 120316001012, 120316001013, North of State Highway 66 west of and adjacent to N 53rd Street, Vestal Road, and N 55th Street, in Sections 15, 16, and 21, Township 3N, Range 70W. *Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.* Public testimony will be taken.

##### **Docket V-15-0002: SHEETS, MCDONALD, SUTTER AND ROTHSCILD Vacation**

Request to vacate a 112 foot by 25 foot portion of the 7th Street right of way west of 150 S. 7th Street, a 50 foot by 25 foot portion of the Bryan Avenue right of way south of 695 Bryan Avenue, and a portion of the Bryan Avenue right of way south of 675 Bryan Avenue between the parcel and the as-built road. The application also requests the vacation of the existing alley right of way between the subject parcels, by Payson Sheets, Joe and Pamela McDonald, Paul Sutter and Julie Rothschild, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 675 Bryan Avenue, 695 Bryan Avenue and 150 S 7<sup>th</sup> Street, lots 14-20 of block 26 in Eldora, at the intersection of Bryan Avenue and S. 7th Street, in Section 21, T1S, R73W. *Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.* Public testimony will be taken.

#### **ADJOURNED**

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13<sup>th</sup> Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-

3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

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Published: December 2, 2015-- Daily Times-Call

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# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

State of Colorado  
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **December 2, 2015**.

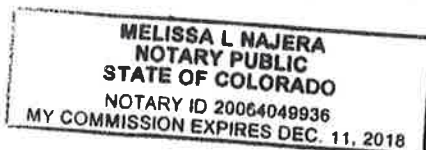
*TERRY COVE*

Agent

Subscribed and sworn to before me this *2nd* day of December, 2015 in the County of Boulder, State of Colorado.

*Melissa L. Najera*  
Notary Public

Account #220246  
Ad #5661466  
Fee \$36.84



### PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: December 16, 2015  
TIME: 2:00 P.M. (Afternoon Session)  
PLACE: Commissioners Hearing Room, Third  
Floor, Boulder County Courthouse,  
1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

#### AFTERNOON SESSION - 2:00 P.M.

##### Docket SU-93-14g: DOWE FLATS 20 Year Interim Review SU/SSDP

20 year interim review of compliance with the 1994 approval of a Special Use /Site Specific Development Plan, for limestone/shale open mining/quarrying, by Bradley Wilson, Cemex Construction Materials South, LLC, in accordance with the Boulder County Land Use Code. The proposed project is located in the Agricultural (A) Zoning District, at Parcels 1203160000050, 1203160000046, 1203160001001, 1203160001002, 1203160001003, 1203160001004, 1203160001005, 1203160001006, 1203160001007, 1203160001008, 1203160001009, 1203160001010, 1203160001011, 1203160001012, 120316001013, North of State Highway 66 west of and adjacent to N 53rd Street, Vestal Road, and N 55th Street, in Sections 15, 16, and 21, Township 3N, Range 70W. Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing. Public testimony will be taken.

##### Docket V-15-0002: SHEETS, McDONALD, SUTTER AND ROTHSCHILD Vacation

Request to vacate a 112 foot by 25 foot portion of the 7th Street right of way west of 150 S. 7th Street, a 50 foot by 25 foot portion of the Bryan Avenue right of way south of 695 Bryan Avenue, and a portion of the Bryan Avenue right of way south of 675 Bryan Avenue between the parcel and the as-built road. The application also requests the vacation of the existing alley right of way between the subject parcels, by Payson Sheets, Joe and Pamela McDonald, Paul Sutter and Julie Rothschild, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 675 Bryan Avenue, 695 Bryan Avenue and 150 S 7th Street, lots 14-20 of block 26 in Eldora, at the intersection of Bryan Avenue and S. 7th Street, in Section 21, T1S, R73W. Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing. Public testimony will be taken.

#### ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13th Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441 3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303) 441 3525 at least 48 hours before the scheduled hearing.

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# Land Use

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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

December 16, 2015

### AFTERNOON SESSION – 2:00 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

*{Approved on February 17, 2016}*

### PUBLIC HEARING

### AFTERNOON SESSION – 2:00 PM

On Wednesday, December 16, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 2:03 p.m. and adjourning at 3:23 p.m.

Commissioners Present: Natalie Feinberg-Lopez (Acting Chair), Michael Baker, Ben Blaugrund, Daniel Hilton, Leah Martinsson, and Pat Shanks.

Commissioners Excused: Lieschen Gargano and Doug Young

Staff Present: Dale Case, Rick Hackett, Hannah Hippely, Michelle Hoshide, Meredith Lanning, Kathy Parker, and Ron West.

Others: 10-12

### MINUTES/MISCELLANEOUS BUSINESS

**MOTION:** Leah Martinsson **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from November 18, 2015 as written.

**SECOND:** Ben Blaugrund

**VOTE:** Motion **PASSED** Unanimously {5 to 0} (Abstained: Pat Shanks)

### Docket SU-93-14g: DOWE FLATS 20 Year Interim Review SU/SSDP

Hannah Hippely, Senior Planner, presented the application for Bradley Wilson, Cemex Construction Materials South, LLC, for a 20 year interim review of compliance with the 1994 approval of a Special Use /Site Specific Development Plan, for limestone/shale open

32 mining/quarrying. The proposed project is located in the Agricultural (A) Zoning District, at  
34 Parcels 120316000050, 120316000046, 120316001001, 120316001002, 120316001003,  
120316001004, 120316001005, 120316001006, 120316001007, 120316001008, 120316001009,  
120316001010, 120316001011, 120316001012, 120316001013, North of State Highway 66 west  
36 of and adjacent to N 53rd Street, Vestal Road, and N 55th Street, in Sections 15, 16, and 21,  
Township 3N, Range 70W. Staff recommended APPROVAL as outlined in the staff  
38 recommendation, dated December 16, 2015.

40 **SPEAKERS:** Bradley Wilson – 1406 Rezzo Drive

42 **PUBLIC HEARING OPENED**

44 **SPEAKERS:** None.

46 **PUBLIC HEARING CLOSED**

48 **MOTION:** Pat Shanks **MOVED** that the Applicant continues to be in compliance  
50 with the terms, conditions, and commitments of record of the Approval,  
based on this 20-year interim review and the Boulder County Planning  
52 Commission recommends APPROVAL and recommends that the Board  
of County Commissioners **APPROVE DOCKET SU-93-14g: DOWE**  
54 **FLATS 20 Year Interim Review SU/SSDP**, with the direction listed in  
the staff recommendation:

56 **SECOND:** Ben Blaugrund

58 **DIRECTION**

1. The monitoring of ground disturbing activities shall be restarted and fully implemented  
60 during periods of future soil stripping activities as required by the condition.
2. The applicant may remove the blast warning sign located along N. 53<sup>rd</sup> Street.
- 62 3. The applicant shall coordinate with County Parks and Open Space to address issues of  
mutual concern including associated wetlands and ditch management, weed management,  
64 and prairie dog management.

**VOTE:** Motion PASSED Unanimously {6 to 0}

66

<b><u>Docket V-15-0002: Sheets, McDonald, Sutter and Rothschild Vacation</u></b>
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68 Michelle Hoshide, Planner II, presented the application for Payson Sheets, Joe and Pamela  
McDonald, Paul Sutter and Julie Rothschild, for a request to vacate a 112 foot by 25 foot portion  
70 of the 7th Street right of way west of 150 S. 7th Street, a 50 foot by 25 foot portion of the Bryan  
Avenue right of way south of 695 Bryan Avenue, and a portion of the Bryan Avenue right of way  
72 south of 675 Bryan Avenue between the parcel and the as-built road. The application also requests  
the vacation of the existing alley right of way between the subject parcels. The proposed project is  
74 located in the Forestry (F) Zoning District, at 602 Bryan Avenue and including a portion of Lots 1-  
5, Block 26, within the Eldora Townsite, west of and immediately adjacent to 6th St., roughly 150  
76 feet south of where Spencer Avenue and 6th Street intersect, in Section 21, T1S, R73W. Staff  
recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated  
78 December 16, 2015.

80 **SPEAKERS:** Payson Sheets - 520 Marine Street; Joe McDonald – 695 Bryan Avenue; Paul Sutter  
– 675 Bryan Avenue.

82

**PUBLIC HEARING OPENED**

84

**SPEAKERS:** Matt Phillips - 175 S. 7th Street

86

**PUBLIC HEARING CLOSED**

88

90 **MOTION:** Pat Shanks **MOVED** that the Boulder County Planning Commission  
92 **CONDITIONALLY APPROVE** and recommend that the Board of  
County Commissioners **CONDITIONAL APPROVAL** of **V-15-0002:**  
**Sheets, McDonald, Sutter and Rothschild Vacation,** subject to the five  
94 **(5) conditions listed in the staff recommendation:**

96

**SECOND:** Dan Hilton

98

**CONDITIONS OF APPROVAL**

- 98 1. The applicants shall meet all the post approval requirements within one year after the date  
of the Board of County Commissioners' resolution approving this vacation as well as the  
100 associated subdivision exemption (concurrently). This resolution and associated  
documents shall also be recorded by Land Use Staff with the County Clerk and  
102 Recorder's Office within this one-year time-frame. This vacation approval shall not be  
considered final or effective until this recordation occurs, and recordation shall not occur  
104 unless the associated subdivision exemption (SE-14-0013) is also granted. Finally, this  
vacation approval shall expire if recordation does not occur within the required one-year  
106 timeframe (unless an extension is granted).
- 108 2. Prior to the recordation of the Resolution effectuating this approval, the applicants shall  
establish a utility easement over the vacated alleyway area not encumbered by a structure  
110 (residence or garage) in order to satisfy the easement requirements of Xcel Energy and  
ensure that future utility needs can be met. This easement shall be reviewed and approved  
112 by both Land Use and Xcel Energy before it is recorded with the County Clerk and  
Recorder's Office.
- 114 3. Prior to the recordation of the Resolution and deeds, the existing sauna on 695 Bryan  
Avenue and the existing shed on 675 Bryan Avenue shall either be removed or have  
variances obtained and building permits issued if needed.
- 116 4. Prior to the recordation of the Resolution and deeds, the unpermitted enclosed porch as  
150 S 7<sup>th</sup> St. shall obtain a building permit.
- 118 5. Prior to the recordation of the Resolution effectuating this approval, the applicants shall  
provide for staff review and approval a new deed for 675 and 695 Bryan Avenue and 150  
120 S. 7<sup>th</sup> St. to reflect the new parcel boundaries. Once approved, these deeds shall be  
recorded.

122

**VOTE:** Motion PASSED {5 to 1} (Against: Ben Blaugrund)

124

**ADJOURNED**

*Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2045 13<sup>th</sup> St., Boulder, Colorado 303-441- 3930.*

126