



# Land Use

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

January 18, 2017  
1:30 P.M.

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

### PUBLIC HEARING

**\*\*Please note the time change for the BVCP-15-0001 Reconsideration of Twin Lakes Decision from the previously noticed time of 4:30 p.m. to 3:00 p.m.\*\***

#### AFTERNOON SESSION – 1:30 P.M

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

Approval of the *December 21, 2016* 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 LE-16-0002: Allenspark Fire Department Location Extent**

Request: Location Extent for the construction of a 1,440sf Fire station.

Location: At 2991 Riverside Drive, approximately 1 mile southwest of the intersection of Riverside Drive and State Highway 7, in Section 9, T2N, R72W.

Zoning: Forestry (F) Zoning District

Property Owners: William & Jeanine Ellis

Applicant: Mike Osmum, Fire Chief, Allenspark Fire Protection District

Agents: Mike Daley, Board President, Allenspark Fire Protection District

Gary McGuire, Treasurer, Allenspark Fire Protection District

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

Public testimony will be taken.

(Staff Planner: Michelle McNamara)

Docket Webpage: [www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1429](http://www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1429)

**This item was withdrawn per the applicants' request.**

4. **Docket V-16-0009: Stanko Breche Vacation**

Request: ~~A request for vacation of the undeveloped right of way of Tungsten Road that splits Lot 24 and Lot 25 of Whispering Pines Subdivision.~~

Location: ~~At Parcel #158118005003, and 157 and 185 Switzerland Trail, approximately 0.15 of a mile north of the intersection of Boulder Canyon~~

~~Drive and Tungsten Road, at the intersection of Tungsten Road and Switzerland Trail, in Section 18, T1S, R72W.~~

~~Zoning: Forestry (F) Zoning District~~

~~Property Owners: Scott Stanko, Jerome & Sonia Breche, Richard Paquette~~

~~Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.~~

~~Public testimony will be taken.~~

~~(Staff Planner: Matthew Thompson)~~

~~Docket Webpage: [www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1428](http://www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1428)~~

**4. Study Session in Preparation for Floodplain Remapping Adoption Process**

Presentation to Planning Commission about the floodplain remapping of the Colorado Hazard Mapping Project (CHAMP).

*Action requested: Direction and feedback.*

No public testimony will be taken

(Staff Planners: Varda Blum and Erin Cooper, Boulder County Transportation)

Docket Webpage: [www.bocofloodplainremapping.com](http://www.bocofloodplainremapping.com)

*The estimated start time of BVCP-15-0001 Reconsideration of Twin Lakes Decision is ~~4:30 p.m.~~ 3:00 p.m. We sincerely value everyone's time and try to project the timing of agenda items as accurately as possible; however, the duration of each docket item is situational. Please be aware that while this item is estimated to begin at ~~4:30 p.m.~~ 3:00 p.m., it will depend on the timing of the preceding items.*

**5. Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Public Land Use Change Requests – Reconsideration of the Twin Lakes Decision**

Planning Commission will reconsider its September 21, 2016 decision to change the land use map designation for the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kahlua Road (Requests # 35 and #36). Staff will present an addendum to the original August 30 staff recommendation. The focus of discussion will be new information that may inform Planning Commission's decision. Specifically, Planning Commissioners have expressed interest in the following topics: appropriate width and location of a wildlife corridor; infrastructure and services available in the area, and how the city and county would address potential impacts of development; considerations related to land use designation categories, and options that would result in housing density in between the existing low and medium density residential categories.

*Action requested: ~~Decision.~~ None. Public hearing only. Decision to be held at a future meeting to be noticed separately.*

Public testimony will be taken.

(Staff Planners: Nicole Wobus, Pete Fogg Amy Oeth, Steven Giang, Boulder County Land Use; Jay Sugnet, Lesli Ellis, City of Boulder Planning, Housing and Sustainability)

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

**\*\*Planning Commission will take a 30-minute break for dinner around 5pm.**

**ADJOURNED**

*The Planning Commission annual dinner will be rescheduled to February 15, 2017.*

**PLANNING COMMISSION ANNUAL DINNER (TO FOLLOW REGULAR MEETING).**

Location TBD.

**\*\*Note:** The bathrooms on the 3<sup>rd</sup> floor of the Boulder County Courthouse will be out of service January 2017. All persons attending this hearing will need to utilize the first floor bathrooms.\*\*

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.