



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION AGENDA

**June 20, 2018**  
**1:30 P.M.**

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

### **PUBLIC HEARING**

#### **AFTERNOON SESSION – 1:30 P.M.**

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

Approval of the *May 16, 2018* 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 Z-17-0002: Zoning Map Amendments to the Floodplain Overlay District based on CHAMP Phase II Floodplain Mapping**

Zoning map amendments to the Floodplain Overlay District (“FO District”), specifically the Boulder County Floodplain and Floodway, based upon a second phase of draft floodplain mapping revisions and revised analyses from the Colorado Hazard Mapping Program (“CHAMP”), Federal Emergency Management Agency (“FEMA”), and other best available information.

*Action Requested: Decision.*

Public testimony will be taken.

(Staff Planners: Varda Blum and Erin S. Cooper)

Webpage: <https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/z-17-0002/>

**4. Docket SI-18-0001: Town of Lyons - Water Pipeline Relocation**

**Request:** Areas and Activities of State Interest (1041) review for the relocation and replacement of the Town of Lyons potable water transmission pipeline that is currently aligned within the channel of the North St. Vrain Creek. The project includes relocating a flood-impacted section of the existing 12-inch diameter pipeline to a new alignment that follows Apple Valley Road, away from the North St. Vrain Creek and further outside the floodway. Multiple new alignment options are proposed that vary between 0.5 to 0.8 miles in length, and the length of pipeline to be replaced will depend on the approved alignment of the new relocated pipeline and tie-in location to the existing undamaged pipeline.

**Location:** At 354 and 384 Apple Valley Road and the Apple Valley Road ROW, northwest of the Town of Lyons, in Apple Valley between Antelope Road and US Hwy 36 in Sections 13 and 18, Township 3N, Ranges 70W and 71W.

**Zoning:** Rural Residential (RR) and Agricultural (A) Zoning Districts

Applicant: Town of Lyons  
Property Owners: County of Boulder (384 Apple Valley Road and Apple Valley Road ROW) and Todd and Dena DeBoom (354 Apple Valley Road)  
Agent: Jim Blankenship  
*Action Requested: Decision.*  
Public testimony will be taken.  
(Staff Planner: Jennifer Severson)  
Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SI-18-0001>

**PLANNING COMMISSION BREAK**

*Planning Commission will take a 10-minute break. The next docket is estimated to start around 3:40-3:45 p.m. but could begin earlier or later depending on the timing of the preceding items.*

**5. Docket V-18-0002: Smiling Daisy Farms LLC and Tollgate Organic Farms LLC**

Request: Request to vacate Hardt Road between Lots 7 and 8 of the Hardt Estates subdivision.  
Location: At 9301 and 9231 Tollgate Drive (parcel numbers 131717003001 and 131717002002); approximately 800 feet south of the intersection of Nelson Road and Tollgate Drive, in Sections 17, Township 2N, Range 70W.  
Zoning: Agricultural (A) Zoning District  
Applicants/Owners: Smiling Daisy Farms LLC and Tollgate Organic Farms LLC  
Agent: Ellyn Prescott, Flatirons Inc.  
*Action Requested: Decision.*  
Public testimony will be taken.  
(Staff Planner: Christian Martin)  
Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=V-18-0002>

**6. Docket SU-16-0001: The Old Gallery SU-SSDP**

Request: Special Use Review and Site Specific Development Plan request to amend an existing Special Use Review (SU-08-010 Allenspark Community Center) in order to allow an expanded use of the property.  
Location: At 14863 Highway 7, North of and adjacent to State Highway 7 near Allenspark, in Section 26, Township 3N, Range 73W.  
Zoning: Business (B) / Forestry (F) Zoning Districts  
Applicant: Margaret Patterson, The Old Gallery  
Property Owner: Allenspark Community Cultures Council  
*Action Requested: Decision.*  
Public testimony will be taken.  
(Staff Planner: Summer Frederick)  
Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-16-0001>

**PLANNING COMMISSION DINNER BREAK**

*Planning Commission will take a 30-minute break for dinner. The next docket is estimated to start around 5:15-5:30 p.m. but could begin earlier or later depending on the timing of the preceding items.*

**7. Docket SU-18-0004: LEFT HAND ANIMAL HOSPITAL Veterinary Clinic**

Request: Special Review and Site Specific Development Plan to establish a Veterinary Clinic use and construct a 1,050-square-foot addition to the existing structure.

Location: At 304 Franklin Street, in the eastern corner of 3rd Avenue and Franklin Street in the Niwot Townsite, in Section 25, Township 2N, Range 71W.

Zoning: Niwot Rural Community District (NRCD2)

Owners: Alan F. & Kim C. Schwarz

Applicants: Dr. Nancy Bureau & Dr. Katie Thomas

Agent: Sean M. McMurray, AIA

*Action Requested: Decision.*

Public testimony will be taken.

(Staff Planner: Summer Frederick)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-18-0004>

**8. Docket SU-18-0006: Elevations Ethernet, LLC**

Request: Special Use Review to install a 50-foot telecommunications tower on 185 Overland Drive, 43 Tilghman Road and 362 Ridge Road, including ground support equipment, to provide local broadband internet services.

Location: At 185 Overland Drive, 43 Tilghman Road, and 362 Ridge Road; approximately 3 to 4 miles west of Jamestown, in Sections 15 and 22, Township 2N, Range 72W.

Zoning: Forestry (F)

Applicant: Elevations Ethernet, LLC.

Property Owners: Phillip C, and Cheryl W Quigley; Elevations Ethernet LLC; Shane L Quigley.

*Action Requested: Decision.*

Public testimony will be taken.

(Staff Planner: Christian Martin)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-18-0006>

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 pages approximately one week prior to the hearing.

**ADJOURNED**