1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**
   Approval of the *April 18, 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 V-18-0003: 524 Kelley Rd LLC**
   **Request:** Vacation of an unused utility easement on an approximately 2.29 acre property.
   **Location:** 524 W Kelly Road; at the junction of W Kelly Road and Junction View Road; in Section 28, Township 1N, Range 71W.
   **Zoning:** Forestry (F) Zoning District
   **Applicant/Property Owner:** 524 Kelley Road, LLC
   **Action Requested:** Decision.
   Public testimony will be taken.
   *(Staff Planner: Christian Martin)*

4. **Docket SU-18-0002: McRAWHIDE LLC SU-SSDP**
   **Request:** Special Use and Site Specific Development plan for multiple principle uses including an existing Light Industrial use and a proposed Marijuana Establishment on a 1-acre parcel at 5853 Rawhide.
   **Location:** At 5853 Rawhide Court, Lot 2 IRLLC Subdivision Exemption Plat, 200 feet north of Longhorn Road and 200 feet east of US Hwy 36, in Section 6, Township 1N, Range 70W.
   **Zoning:** Light Industrial (LI)
   **Applicant:** Alan and Alicia Bonsett
   **Property Owner:** McRawhide LLC
   **Action Requested:** Decision.
   Public testimony will be taken.
   *(Staff Planner: Christian Martin)*
5. **Docket V-18-0001: Boulder Valley Farm NUPUD Pedestrian Easement Vacation Request**

**Request:** Vacation of existing pedestrian easements on Outlots G, I and W.

**Location:** At Parcel #s 146516007012, 146516007013, 146521005001, 146516007015, 146521007011, on Outlots G, I, W, approximately 1,150 feet north of the intersection of North 95th Street and Valmont Road, in Sections 16 and 21, Township 1N, Range 69W.

**Zoning:** Agricultural (A) Zoning District

**Applicants/Property Owners:** Boulder Valley Farm Inc., The Farm Pond LLC, and Farm in Boulder Valley HOA

**Agents:** Michael F. Browning and John G. Lubitz

**Action Requested:** Decision.

Public testimony will be taken.

(Staff Planner: Michelle McNamara)


6. **Update on the County Floodplain Remapping Project**

Staff will present in a study session an update on the County Floodplain Remapping Project, which has recently completed receipt of the second phase of draft mapping revisions prepared by the Colorado Hazard Mapping Program (“CHAMP”), technical review of those maps and data, and an associated series of public outreach meetings. Staff is preparing to propose the adoption of a comprehensive zoning map amendment to the Floodplain Overlay District (“FO District”), specifically the Boulder County Floodplain and Floodway, based upon these revised analyses from CHAMP, Federal Emergency Management Agency (“FEMA”), and other best available data.

**Action Requested:** None. Study Session only.

No public testimony will be taken.

(Staff Planners: Varda Blum and Erin Cooper)

**Webpage:** [https://www.bouldercounty.org/transportation/floodplain-mapping/](https://www.bouldercounty.org/transportation/floodplain-mapping/)

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**ADJOURNED**

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PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: May 16, 2018
TIME: 1:30 P.M.
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 – 1:30 P.M.

**Docket V-18-0003: 524 Kelley Rd LLC**
Vacation of an unused utility easement on an approximately 2.29 acre property, submitted by 524 Kelley Road, LLC. The proposed project is in the Forestry (F) Zoning District, at 524 W Kelly Road; at the junction of W Kelly Road and Junction View Road; in Section 28, Township 1N, Range 71W. *Action Requested: Decision.* Public testimony will be taken.

**Docket SU-18-0002: McRAWHIDE LLC SU-SSDP**
Special Use and Site Specific Development plan for multiple principle uses including an existing Light Industrial use and a proposed Marijuana Establishment on a 1-acre parcel at 5853 Rawhide, submitted by Alan and Alicia Bonsett and McRawhide LLC. The proposed project is in the Light Industrial (LI) Zoning District, at 5853 Rawhide Court, Lot 2 IRLLC Subdivision Exemption Plat, 200 feet north of Longhorn Road and 200 feet east of US Hwy 36, in Section 6, Township 1N, Range 70W. *Action Requested: Decision.* Public testimony will be taken.

**Docket V-18-0001: Boulder Valley Farm NUPUD Pedestrian Easement Vacation Request**
Vacation of existing pedestrian easements on Outlots G, I and W, submitted by Boulder Valley Farm Inc., The Farm Pond LLC, and Farm in Boulder Valley HOA. The proposed project is in the Agricultural (A) Zoning District, at Parcel #s 146516007012, 146516007013, 146521005001, 146516007015, 146521007011, on Outlots G, I, W, approximately 1,150 feet north of the intersection of North 95th Street and Valmont Road, in Sections 16 and 21, Township 1N, Range 69W. *Action Requested: Decision.* Public testimony will be taken.

**Update on the County Floodplain Remapping Project**
Staff will present in a study session an update on the County Floodplain Remapping Project, which has recently completed receipt of the second phase of draft mapping revisions prepared by the Colorado Hazard Mapping Program (“CHAMP”), technical review of those maps and data, and an associated series of public outreach meetings. Staff is preparing to propose the adoption of a comprehensive zoning map amendment to the Floodplain Overlay District (“FO District”), specifically the Boulder County Floodplain and Floodway, based upon these revised analyses from CHAMP, Federal Emergency Management Agency (“FEMA”), and other best available data. *Action Requested: None.* Study Session only. No public testimony will be taken.

Cindy Domenico County Commissioner  Deb Gardner County Commissioner  Elise Jones County Commissioner
ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at www.bouldercounty.org/lu 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.
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 all the Commission members in their consideration.

AFTERNOON SESSION – 1:30 P.M.

Decket V-18-0063: S24 Kelley Blvd LLC
Vacation of an unused utility easement on an approximately 2.90 acre property, subject to S24 Kelley Blvd, LLC. The proposed project is in the Forestry (F) Zoning District, at S24 W Kelly Road at the junction of W Kelly Road and Junction View Road in Section 28, Township 1N, Range 11W.
Action Requested: Decision. Public testimony will be taken.

Decket SU-18-9092: MCRWYDIE LLC SU-589P
Special Use and Site Specific Development plan for multiple principle uses including an existing Light Industrial Use and a proposed Marijuana Establishment on a 1.31 acre parcel at 5653 Rawhide, submitted by Alan and Ashley Bennett and MCRWYDIE LLC. The proposed project is in the Light Industrial (LI) Zoning District, at 5653 Rawhide Court, Unit 2, RLC Subdivision Exemption Plat, 200 feet north of Longhorn Road and 200 feet east of US Hwy 36, in Section 6, Township 1N, Range 10W. Action Requested: Decision. Public testimony will be taken.

Decket V-18-0091: Boulder Valley Farm
UPNDO Pedestrian Easement Vacation Request
Vacation of existing pedestrian easements on Outlots C, I and W, submitted by Boulder Valley Farm Inc., The Farm Fund LLC, and Farm in Boulder Valley, HCA. The proposed project is in the Agricultural (A) Zoning District, at 15000 commercial center, in Section 16, Township 1N, Range 17W. Action Requested: Decision. Public testimony will be taken.

Update on the County Floodplain Remapping Project
Staff will present in a study session an update on the County Floodplain Remapping Project, which has recently completed review of the second phase of draft mapping revisions prepared by the Colorado Hayward Mapping Program ("CHAMP"), technical review of those maps and data, and an associated series of public outreach meetings. Staff is preparing to propose the adoption of a comprehensive zoning map amendment in the floodplain Overlay District ("FD District"), specifically, the Boulder County floodplain and floodway, based upon these revised analyses from CHAMP, Federal Emergency Management Agency ("FEMA"), and other best available data.

ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at www.bouldercolorado.gov/landus or at our office located at 2465 13th Street, corner of 13th and Susan streets, in Boulder or by calling 303-441-3930. Free parking in the City of Boulder CAPA 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 May 2, 2018
- 1456672

Prairie Mountain Media, LLC
PUBLISHER’S AFFIDAVIT
County of Boulder
State of Colorado

The undersigned, Terry Love, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the Longmont Times Call.
2. The Longmont Times Call is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the Longmont Times Call in Boulder County on the following date(s):

May 2, 2018

Signature

Subscribed and sworn to me before me this 2M day of May, 2018

Notary Public

(Seal)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031985
MY COMMISSION EXPIRES JULY 31, 2021

Account: 1050753
Ad Number: 1456672
Fee: $68.73
On Wednesday, May 16, 2018, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:31 p.m. and adjourning at approximately 3:44 p.m.

Commissioners Present: Mark Bloomfield, Doug Young, Sam Fitch, Gavin McMillan, Ann Goldfarb (Second Vice-Chair), Natalie Feinberg Lopez.

Commissioners Excused: Dan Hilton (Chair), Lieschen Gargano (Vice-Chair) and Sean Stewart.

Boulder County Staff Present: Summer Frederick, Christian Martin, Liz Cross (Assistant County Attorney), Kathy Parker (Assistant County Attorney), Dale Case, Anna Milner, Rick Hackett, Sinead O’Dwyer, Nicole Wobus, Ron West (Parks and Open Space), Erin Cooper (Transportation), and Varda Blum (Transportation).

Others: 10-15

Nicole Wobus, Long Range Planning Manager, provided an update on two upcoming Land Use Code text amendments. In early May BOCC authorized staff to proceed with amendments the Land Use
Code pertaining to solar energy (DC-18-0002) and agriculture (DC-18-0003). Staff plans to take the items to Planning Commission for approval during the summer.

### Docket V-18-0003: 524 Kelley Rd LLC

Christian Martin, Planner II, presented the application for 524 Kelley Road, LLC, a request for the vacation of an unused utility easement on an approximately 2.29 acre property. The proposed project is located in the Forestry (F) Zoning District at 524 W Kelly Road; at the junction of W Kelly Road and Junction View Road; in Section 28, Township 1N, Range 71W.

Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated May 16, 2018.

**PUBLIC HEARING OPENED**

**SPEAKERS:** Eric Moutz - 524 W Kelly Road (Applicant)

**PUBLIC HEARING CLOSED**

**MOTION:** Sam Fitch MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket V-18-0003: 524 Kelley Rd LLC with the conditions as stipulated by staff.

**SECOND:** Natalie Feinberg Lopez

**CONDITION OF APPROVAL**

1. The applicant shall meet all the post approval requirements within one year after the date of the Board of County Commissioners’ resolution approving this vacation. This resolution and associated documents, including a new plat, 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. Finally, this vacation approval shall expire if recordation does not occur within the required one year timeframe (unless an extension is granted).

**VOTE:** Motion PASSED Unanimously (6 to 0)

### Docket SU-18-0002: McRAWHIDE LLC SU-SSDP

Christian Martin, Planner II, presented the application for Alan and Alicia Bonsett, and McRawhide LLC, Special Use and Site Specific Development plan for multiple principle uses including an existing Light Industrial use and a proposed Marijuana Establishment on a 1-acre parcel at 5853 Rawhide in the Light Industrial (LI) Zoning District, at 5853 Rawhide Court, Lot 2 IR LLC Subdivision Exemption Plat, 200 feet north of Longhorn Road and 200 feet east of US Hwy 36, in Section 6, Township 1N, Range 70W.

Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated May 16, 2018.

**PUBLIC HEARING OPENED**
SPEAKERS: Alan and Alicia Bonsett - 2759 4th Street (Applicants); Mark McIntyre - 1475 Moss Rock Place (Applicant), Jeffrey Gard – 2541 Spruce Street; Mark Donaldson - P.O. Box 5380.

PUBLIC HEARING CLOSED

MOTION: Gavin McMillan MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket SU-18-0002: McRAWHIDE LLC SU-SSDP as described in the application materials subject to the 5 conditions outlined in the staff report.

SECOND: Mark Bloomfield

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 must obtain and maintain all applicable permits, including but not limited to:
   a. Building permits for any construction or renovation and for the change in use.
   b. State and Local Marijuana Licenses
   c. Sign permit for any proposed sign

3. At Building Permit application, the applicant shall submit a plan showing delineated parking spaces, compliant with ADA parking requirements and Boulder County Bicycle parking requirements. This plan shall demonstrate that a commercial truck will be able to access and exit the parking lot without maneuvering outside of the subject property limits and access easement.

4. Prior to the issuance of a Certificate of Occupancy, confirmation from Boulder Rural Fire that all requirements of the Boulder Rural Fire Code have been met shall be provided to the Boulder County Land Use Department.

5. The Applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket SU-18-0002: MCRAWHIDE LLC SU/SSDP.

VOTE: Motion PASSED Unanimously {6 to 0}

Docket V-18-0001: Boulder Valley Farm NUPUD Pedestrian Easement Vacation Request

Summer Frederick, Senior Planner, presented the application for Boulder Valley Farm Inc., The Farm Pond LLC, and Farm in Boulder Valley HOA, request for vacation of existing pedestrian easements on Outlots G, I and W, located in the Agricultural (A) Zoning District, at Parcel #s 146516007012, 146516007013, 146521005001, 146516007015, 146521007011, on Outlots G, I, W, approximately 1,150 feet north of the intersection of North 95th Street and Valmont Road, in Sections 16 and 21, Township 1N, Range 69W.
Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated May 16, 2018.

PUBLIC HEARING OPENED

SPEAKERS: John G. Lubitz - 1700 Lincoln Street, Suite 4000 (Agent for Applicant)

PUBLIC HEARING CLOSED

MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket V-18-0001: Boulder Valley Farm NUPUD Pedestrian Easement Vacation Request with the 2 conditions outlined by staff with the minor modification.

SECOND: Gavin McMillan

CONDITIONS OF APPROVAL

1. The applicant shall meet all the post approval requirements within one year after the date of the Board of County Commissioners’ resolution approving this vacation. This resolution and associated documents, including a new plat, 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. 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, a Conservation Easement as requested by Parks and Open Space is required to be approved, signed and may be recorded prior to, or with the associated resolution.

VOTE: Motion PASSED Unanimously {6 to 0}

Update on the County Floodplain Remapping Project

Erin Cooper, Floodplain Specialist with the Transportation Department, presented an update on the County Floodplain Remapping Project, which has recently completed receipt of the second phase of draft mapping revisions prepared by the Colorado Hazard Mapping Program (“CHAMP”), technical review of those maps and data, and an associated series of public outreach meetings. Staff is preparing to propose the adoption of a comprehensive zoning map amendment to the Floodplain Overlay District (“FO District”), specifically the Boulder County Floodplain and Floodway, based upon these revised analyses from CHAMP, the Federal Emergency Management Agency (“FEMA”), and other best available data.

ADJOURNED

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