



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

BOULDER COUNTY PLANNING COMMISSION AGENDA

August 15, 2018
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 *July 23, 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 DC-18-0003: Agriculture-Related Amendments – Study Session

Staff is drafting proposed text amendments to the Land Use Code pertaining to agricultural uses and definitions. Staff will present findings from a recent multi-departmental Agriculture Outreach Project effort, as well as initial suggested changes to the Code, informed by that outreach project and additional staff analysis. Staff will request Planning Commission feedback on focus questions. Primary areas of focus for the amendments include farm events, farm sales, structures to extend the growing season, and potential changes to land use review processes for producing farms.

Action Requested: None. Information item only.

Public Testimony Will Not Be Taken.

(Staff Planner: Nicole Wobus)

Docket Webpage:

<https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-18-0003/>

ADJOURNED

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at 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 meeting.

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PUBLIC MEETING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: August 15, 2018
TIME: 3:00 P.M.
PLACE: Commissioners Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that a public meeting will be held by the Boulder County Planning Commission at the time and place specified above.

Docket DC-18-0003: Agriculture-Related Amendments – Study Session

Staff is drafting proposed text amendments to the Land Use Code pertaining to agricultural uses and definitions. Staff will present findings from a recent multi-departmental Agriculture Outreach Project effort, as well as initial suggested changes to the Code, informed by that outreach project and additional staff analysis. Staff will request Planning Commission feedback on focus questions. Primary areas of focus for the amendments include farm events, farm sales, structures to extend the growing season, and potential changes to land use review processes for producing farms. *Action Requested: None. Information item only.* Public Testimony Will Not Be Taken.

Detailed information regarding this item 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 meeting participants. See staff at meeting 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 meeting.

Published: August 1, 2018-- Daily Times-Call

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

DATE: August 15, 2018
TIME: 3:00 P.M.
PLACE: Commissioners Hearing Room,
Third Floor, Boulder County Court-
house, 1325 Pearl Street

Notice is hereby given that a public meeting will be held by the Boulder County Planning Commission at the time and place specified above.

Docket DC-18-0003: Agriculture-Related

Amendments - Study Session
Staff is drafting proposed text amendments to the Land Use Code pertaining to agricultural uses and definitions. Staff will present findings from a recent multi-departmental Agriculture Outreach Project effort, as well as initial suggested changes to the Code, informed by that outreach project and additional staff analysis. Staff will request Planning Commission feedback on focus questions. Primary areas of focus for the amendments include farm events, farm sales, structures to extend the growing season, and potential changes to land use review processes for producing farms.
Action Requested: None. Information item only. Public Testimony Will Not Be Taken.

Detailed information regarding this item 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.

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Published: Longmont Times-Call August 1, 2018 - 1493161

Prairie Mountain Media, LLC

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State of Colorado**

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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):

Aug 1, 2018

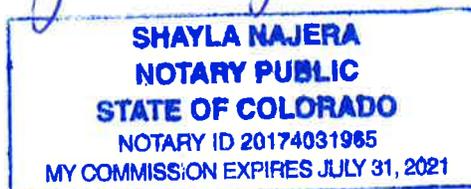

Signature

Subscribed and sworn to me before me this

14th day of August, 2018.


Notary Public

(SEAL)



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BOULDER COUNTY PLANNING COMMISSION

MINUTES

August 15, 2018

AFTERNOON SESSION – 3:00 PM

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

{Approved on September 17, 2018}

PUBLIC HEARING

AFTERNOON SESSION – 3:00 PM

On Wednesday, August 15, 2018, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 3:01 p.m. and adjourning at approximately 4:33 p.m.

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

Commissioners Excused: Dan Hilton (Chair), Natalie Feinberg Lopez, Lieschen Gargano (Vice-Chair).

Boulder County Staff Present: Kathy Parker (Assistant County Attorney), Dale Case, Sinead O'Dwyer, Anna Milner, Rick Hackett, Jose Ruano, Christy Wiseman, Charlene Collazzi, Dyan Harden, George Gerstle (Transportation), Nicole Wobus, Ron West (Parks and Open Space).

Others: 0 - 2

MINUTES

MOTION: Mark Bloomfield **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from the July 23, 2018 Planning Commission Hearing as written.

SECOND: Sam Fitch

VOTE: Motion **PASSED** Unanimously {4 to 0} Abstained: Doug Young

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

Summer Frederick, Senior Planner, introduced new Planner II Marc Ambrosi.

32 Nicole Wobus, Long Range Planning Manager, introduced Christy Wiseman and Jose Ruano, both Long Range Planner I.

34 Nicole also noted that Land Use staff is planning the third annual Planning Highlights bicycle tour for
36 September 28. Land Use staff is planning the bicycle tour in collaboration with planning staff from
38 the City of Longmont. The event is in honor of the American Planning Association's National
Community Planning Month which takes place in October. Additional information is available at
www.bit.ly/BoCoPlanningMonth.

40 **Docket DC-18-0003: Agriculture-Related Amendments – Study Session**
42

44 Nicole Wobus, Long Range Planning Manager, led a study session to discuss Land Use Code
46 amendments pertaining to agricultural uses and definitions. Staff presented findings from a recent
48 multi-departmental Agriculture Outreach Project effort, as well as initial suggested changes to the
Code, informed by that outreach project and additional staff analysis. Staff requested Planning
Commission (PC) feedback on two focus questions noted below, as well as any other topics.

Staff asked about PC's preferences for what can be sold as part of agricultural sales-related
50 uses (e.g., specify how much can be value-added, and contents of value-added). PC members
52 expressed general support for requiring: greater than 50% agricultural products,
predominantly produced within Boulder County, without specifying that the rest must be
54 from Colorado. PC members suggested increasing the percentage that must be agricultural
products (i.e., higher than 50%) and lowering total percentage that can be value added
products (i.e., lower than 50%).

56 On the topic of potentially offering less stringent land use processes for more established
58 farms, PC members expressed concerns about staff's use of the term "eligible farm" as it
expresses judgment about which types of farms warrant support, and could create inequities.
Multiple PC members commented that a variety of farm characteristics could warrant support
60 (e.g., big and small farms of various types, as well as newer and more established farms).
They commented that a revenue threshold is not an appropriate means of differentiating
62 which farms should have access to streamlined Code processes.

PC members generally favor offering some form of streamlined processes to support
64 agricultural activities. However, they would like to tie that support to how the land is used
rather than agricultural revenue. PC members suggested the basis for offering less stringent
66 processes could be whether agriculture is the principal use of the property. A revenue
threshold could be included as an alternative criteria, but not the only criteria. Supporting the
68 Boulder County Comprehensive Plan's agricultural policy priorities to foster and encourage a
"diverse" and "sustainable" agricultural economy was also noted.

70 PC members also asked about potential ways to bring in mechanisms to address the
importance of maintaining water supply, and several expressed support for ultimately
72 addressing farm worker housing. Staff took note of those priorities expressed by PC members
and explained that those topics are being addressed through separate efforts.
74

ADJOURNED

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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.