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

   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:

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

Becket DC-14-000: 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 definitions. 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.co.boulder.co.us or at our office located at 1945 13th Street, Corner of 13th and Spruce Street, in Boulder or by calling (303) 441-3930.

Free Parking in the City of Boulder CAGID lot 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) 441-3825 at least 48 hours before the scheduled meeting.

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

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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 hereeto 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

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

Account: 1050753
Ad Number: 1493161
Fee: $35.38
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.
Nicole Wobus, Long Range Planning Manager, introduced Christy Wiseman and Jose Ruano, both Long Range Planner I.

Nicole also noted that Land Use staff is planning the third annual Planning Highlights bicycle tour for September 28. Land Use staff is planning the bicycle tour in collaboration with planning staff from 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](http://www.bit.ly/BoCoPlanningMonth).

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

Nicole Wobus, Long Range Planning Manager, led a study session to discuss Land Use Code amendments pertaining to agricultural uses and definitions. Staff presented 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 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 uses (e.g., specify how much can be value-added, and contents of value-added). PC members expressed general support for requiring: greater than 50% agricultural products, predominantly produced within Boulder County, without specifying that the rest must be 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%).

On the topic of potentially offering less stringent land use processes for more established 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 (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 which farms should have access to streamlined Code processes.

PC members generally favor offering some form of streamlined processes to support 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 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 Boulder County Comprehensive Plan’s agricultural policy priorities to foster and encourage a “diverse” and “sustainable” agricultural economy was also noted.

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 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.
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.