



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

October 17, 2018
2:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 2:30 P.M.

1. ROLL CALL

2. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the *September 17, 2018* Planning Commission Minutes.

3. STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)

Informational Item - Public Testimony Will Not Be Taken

4. Transportation Master Plan Update

Boulder County Transportation Staff will provide to Planning Commission background on the TMP update—what it will include, the timeline, and public outreach activities. Staff will also share some initial data related to the TMP, including results from the public survey and travel pattern data.

Action Requested: None. Information item only.

Public Testimony Will Be Taken.

(Staff: Stacey Proctor and George Gerstle, Transportation Department Director)

Webpage: www.BoCoTMP.com

5. Docket V-18-0006: Hosier Legere Estates NUPUD Vacation

Request: Request to vacate an access and utility easement within Outlot A of the Legere Estates NUPUD Subdivision.

Location: At 6010 St. Vrain Road, Outlot A of Legere Estates NUPUD, roughly 1,300 feet southeast of the intersection of St. Vrain Road and N. 59th Street, in Section 3, Township 2N, Range 70W.

Zoning: Agricultural (A) Zoning District

Applicant/Property Owner: Anne Elizabeth Hosier

Agent: Harmon Zuckerman

Action Requested: Recommendation to BOCC.

Public Testimony Will Be Taken.

(Staff Planner: Jennifer Severson)

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

6. Docket V-18-0004: Delaney

Request: Request to vacate portion of Wild Turkey Trail Right-of-Way located on and terminating within 556 Wild Turkey Trail (parcel #146117000070).

Location: At 556 Wild Turkey Trail, on the west side of Wild Turkey Trail, approximately 0.5 mile from its intersection with Logan Mill Road, in Section 17, Township 1N, Range 71W.

Zoning: Forestry (F) Zoning District

Applicant/Property Owner: Brian Delaney

Action Requested: *Recommendation to BOCC.*

Public Testimony Will Be Taken.

(Staff Planner: Marc Ambrosi)

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

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 hearing.



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PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: October 17, 2018
TIME: 2:30 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 hearings and aid the Commission members in their consideration.

Transportation Master Plan Update

Boulder County Transportation Staff will provide to Planning Commission background on the TMP update—what it will include, the timeline, and public outreach activities. Staff will also share some initial data related to the TMP, including results from the public survey and travel pattern data.

Docket V-18-0006: Hosier Legere Estates NUPUD Vacation

Request to vacate an access and utility easement within Outlot A of the Legere Estates NUPUD Subdivision, submitted by Anne Elizabeth Hosier. The proposed vacation is located in the Agricultural (A) Zoning District, at 6010 St. Vrain Road, Outlot A of Legere Estates NUPUD, roughly 1,300 feet southeast of the intersection of St. Vrain Road and N. 59th Street, in Section 3, Township 2N, Range 70W.

Docket V-18-0004: Delaney

Request to vacate portion of Wild Turkey Trail Right-of-Way located on and terminating within 556 Wild Turkey Trail (parcel #146117000070), submitted by Brian Delaney. The proposed vacation is located in the Forestry (F) Zoning District, at 556 Wild Turkey Trail, on the west side of Wild Turkey Trail, approximately 0.5 mile from its intersection with Logan Mill Road, in Section 17, Township 1N, Range 71W.

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 hearing 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 hearing.

Published: October 3, 2018-- Daily Times-Call

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

DATE: October 17, 2018
TIME: 2:30 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 hearings and aid the Commission members in their consideration.

Transportation Master Plan Update
Boulder County Transportation Staff will provide to Planning Commission background on the TMP update—what it will include, the timeline, and public outreach activities. Staff will also share some initial data related to the TMP, including results from the public survey and travel pattern data.

Docket V-18-0006: Hosier Legere Estates NUPUD Vacation
Request to vacate an access and utility easement within Outlot A of the Legere Estates NUPUD Subdivision, submitted by Anne Elizabeth Hosier. The proposed vacation is located in the Agricultural (A) Zoning District, at 6010 St. Vrain Road, Outlot A of Legere Estates NUPUD, roughly 1,300 feet southeast of the intersection of St. Vrain Road and N. 59th Street, in Section 3, Township 2N, Range 70W.

Docket V-18-0004: Delaney
Request to vacate portion of Wild Turkey Trail Right-of-Way located on and terminating within 556 Wild Turkey Trail (parcel #14611700070), submitted by Brian Delaney. The proposed vacation is located in the Forestry (F) Zoning District, at 556 Wild Turkey Trail, on the west side of Wild Turkey Trail, approximately 0.5 mile from its intersection with Logan Mill Road, in Section 17, Township 1N, Range 71W.

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 October 3, 2018 - 1517950

Prairie Mountain Media, LLC

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County of Boulder
State of Colorado

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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):

Oct 3, 2018



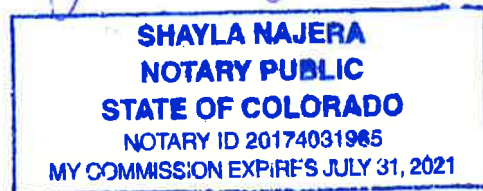
Signature

Subscribed and sworn to me before me this

3rd day of October, 2018.



Notary Public



(SEAL)

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BOULDER COUNTY PLANNING COMMISSION

MINUTES

October 17, 2018

AFTERNOON SESSION – 2:30 PM

**Hearing Room, Third Floor,
County Courthouse, Boulder**
{Approved November 28, 2018}

PUBLIC HEARING

AFTERNOON SESSION – 2:30 PM

On Wednesday, October 17, 2018, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 2:32 p.m. and adjourning at approximately 5:13 p.m.

Commissioners Present: Dan Hilton (Chair), Natalie Feinberg Lopez, Mark Bloomfield, Gavin McMillan, Sam Libby.

Commissioners Excused: Sam Fitch, Doug Young, Ann Goldfarb, Lieschen Gargano (Vice-Chair).

Boulder County Staff Present: Kathy Parker (Assistant County Attorney), Kim Sanchez, Marc Ambrosi, Summer Frederick, Jennifer Severson, Brian James (Transportation Department), Olivia Cecil (Transportation Department), Rick Hackett, George Gerstle (Transportation Department), Stacey Proctor (Transportation Department), Ron West (Parks & Open Space), Anna Milner.

Others: 5

ROLL CALL

Planning Commissioners Present:

Natalie Feinberg Lopez
Gavin McMillan
Dan Hilton (Chair)
Mark Bloomfield
Sam Libby

MINUTES

MOTION: Natalie Feinberg Lopez **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from the September 17, 2018 Planning Commission Hearing as written.

36 **SECOND: Mark Bloomfield**

38 **VOTE: Motion PASSED Unanimously {5 to 0}**

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

40 Kim Sanchez, Chief Planner, provided an update on Oil & Gas projects (the Crestone CDP and 8
42 North proposals) and recent litigation efforts made by the County.

Transportation Master Plan Update

44 Stacey Proctor, Project Manager, and George Gerstle, Transportation Department Director, presented
46 about the Transportation Master Plan (TMP) update that is currently in progress.

48 Stacey Proctor provided information about what the TMP update will include, and how it will be
50 consistent with the Transportation goals in the Boulder County Comprehensive Plan , the timeline for
52 the update, and the outreach activities that have been conducted so far.

54 George Gerstle provided background on why the TMP needs to be updated at this time, including
56 changes in travel patterns, aging population in the county, increasing home prices, changing
58 technology, and resiliency lessons learned from the recovery efforts of the 2013 flood. George also
 provided information about increasing construction costs and estimated funding gaps and shared
 some of the results from the online survey on Transportation.

60 **PUBLIC HEARING OPENED**

62 **SPEAKERS:** None.

64 **PUBLIC HEARING CLOSED**

Docket V-18-0006: Hosier Legere Estates NUPUD Vacation

66 Jennifer Severson, Senior Planner, presented the application for Anne Elizabeth Hosier, a request to
68 vacate an access and utility easement within Outlot A of the Legere Estates NUPUD Subdivision. The
70 proposed vacation is located in the Agricultural (A) Zoning District, located at 6010 St. Vrain Road,
72 Outlot A of Legere Estates NUPUD, roughly 1,300 feet southeast of the intersection of St. Vrain
74 Road and N. 59th Street, in Section 3, Township 2N, Range 70W.

76 **PUBLIC HEARING OPENED**

78 **SPEAKERS:** Pam Piombino –6012 St. Vrain Rd.; Joe Piombino –6012 St. Vrain Rd.

80 **PUBLIC HEARING CLOSED**

82 **MOTION: Natalie Feinberg Lopez MOVED to TABLE Docket V-18-0006: Hosier**
84 **Legere Estates NUPUD Vacation until the next regularly scheduled**
 November meeting with the expectation that we have a revised plan view
 of the new proposal for the location of the turnaround as well as
 responses from the local neighbors if they so choose to provide them.

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SECOND: Sam Libby

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VOTE: Motion PASSED Unanimously {5 to 0}

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Docket V-18-0004: Delaney

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Marc Ambrosi, Planner II, presented the application for Brian Delaney, request to vacate portion of Wild Turkey Trail Right-of-Way located on and terminating within 556 Wild Turkey Trail (parcel #146117000070). The proposed vacation is located in the Forestry (F) Zoning District, located at 556 Wild Turkey Trail, on the west side of Wild Turkey Trail, approximately 0.5 mile from its intersection with Logan Mill Road, in Section 17, Township 1N, Range 71W.

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PUBLIC HEARING OPENED

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SPEAKERS: None.

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PUBLIC HEARING CLOSED

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SUMMARY:

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MOTION: Gavin McMillan MOVED the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket V-18-0004: Delaney subject to the one condition in the Staff Report.

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SECOND: Mark Bloomfield

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CONDITION OF APPROVAL:

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1. The applicant shall meet all the post approval requirements within 45 days after the date of the Board of County Commissioners' Resolution approving this vacation. This Resolution and associated documents shall also be recorded by Land Use Staff with the County Clerk and Recorder's Office within this 45 day 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 45 day timeframe (unless an extension is granted).

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VOTE: Motion PASSED Unanimously {5 to 0}

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.