



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

November 28, 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. ROLL CALL

2. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS
Approval of the *October 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. Docket V-18-0006: Hosier Legere Estates NUPUD Vacation (Tabled from October 17, 2018 Planning Commission Hearing)

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

Location: 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: Jennifer Severson)

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

5. Docket SU-18-0012: Zen Center

Request: Special Use Review and Site Specific Development Plan to establish a church and a monastic training educational center and construct a 20,001-square-foot Main Church Building and a 4,852-square-foot Resident Hall on an approximately 35 acre parcel.

Location: 6417 S. Boulder Road, on the north side of South Boulder Road, approximately one-third of a mile west of its intersection with South 68th Street in Section 2, Township 1S, Range 70W.

Zoning: Estate Residential (ER)

Applicants: Chung Min Liu and Ven. Jian Tan Shi, Chung Tai Chan Monastery USA

Property Owner: Pei-Lan Wang
Agent: Stephen Sparn, Sopher Sparn Architects
Action Requested: Recommendation to BOCC.

Public Testimony Will Be Taken.

(Staff Planner: Summer Frederick)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-18-0012>

6. Docket SU-18-0016: Slater - Dog Tag LLC Kennel

Request: Special Use Review to establish a kennel use for up to 45 dogs on a property with an existing residential use on an approximately 1.7-acre parcel.

Location: 7440 Marshall Drive, roughly one quarter mile northwest of the intersection of Marshall Drive and S. 76th Street, in Section 13, Township 1S, Range 70W.

Zoning: Agricultural (A)

Applicants: Jay & Donelle Slater

Property Owner: Danny Sohn

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=SU-18-0016>

7. Docket DC-18-0003: Agriculture-Related Amendments

Staff will present proposed text amendments to the Land Use Code pertaining to agricultural uses and definitions. The proposed amendments reflect input from a multi-departmental Agriculture Outreach Project effort, from Planning Commission during a September study session, and from a public referral process. Following the staff presentation Planning Commission will hear public comment on this item, and staff will request that Planning Commission recommend the proposed text amendments for approval by the Board of County Commissioners. 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: Recommendation to BOCC.

Public Testimony Will Be Taken.

(Staff Planners: Nicole Wobus and Jeff Moline)

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 hearing.



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PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: November 28, 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 hearings and aid the Commission members in their consideration.

Docket V-18-0006: Hosier Legere Estates NUPUD Vacation (Tabled from October 17, 2018 Planning Commission Hearing)

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 SU-18-0012: Zen Center

Special Use Review and Site Specific Development Plan to establish a church and a monastic training educational center and construct a 20,001-square-foot Main Church Building and a 4,852-square-foot Resident Hall on an approximately 35 acre parcel, submitted by Chung Min Liu and Ven. Jian Tan Shi, Chung Tai Chan Monastery USA, and Pei-Lan Wang. The proposal is located in the Estate Residential (ER) Zoning District, at 6417 S. Boulder Road, on the north side of South Boulder Road, approximately one-third of a mile west of its intersection with South 68th Street in Section 2, Township 1S, Range 70W.

Docket SU-18-0016: Slater - Dog Tag LLC Kennel

Special Use Review to establish a kennel use for up to 45 dogs on a property with an existing residential use on an approximately 1.7- acre parcel, submitted by Jay & Donelle Slater. The proposal is located in the Agricultural (A) Zoning District, at 7440 Marshall Drive, roughly one quarter mile northwest of the intersection of Marshall Drive and S. 76th Street, in Section 13, Township 1S, Range 70W.

Docket DC-18-0003: Agriculture-Related Amendments

Staff will present proposed text amendments to the Land Use Code pertaining to agricultural uses and definitions. The proposed amendments reflect input from a multi-departmental Agriculture Outreach Project effort, from Planning Commission during a September study session, and from a public referral process. Following the staff presentation Planning Commission will hear public comment on this item, and staff will request that Planning Commission recommend the proposed text amendments for approval by the Board of County Commissioners. 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.

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: November 14, 2018-- Daily Times-Call

PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: November 28, 2018
TIME: 1:30 P.M.
PLACE: Commissioners Hearing
Room, Third Floor,
Boulder County Courthouse,
1325 Pearl Street

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Docket V-18-0006: Hosler Legere Estates NUPUD Vacation (Tabled from October 17, 2018 Planning Commission Hearing)

Request to vacate an access and utility easement within Outlot A of the Legere Estates NUPUD Subdivision, submitted by Anne Elizabeth Hosler. 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 SU-18-0012: Zen Center

Special Use Review and Site Specific Development Plan to establish a church and a monastic training educational center and construct a 20,001-square-foot Main Church Building and a 4,852-square-foot Resident Hall on an approximately 35 acre parcel, submitted by Chung Min Liu and Ven. Jian Tan Shi, Chung Tai Chan Monastery USA, and Pei-Lan Wang. The proposal is located in the Estate Residential (ER) Zoning District, at 6417 S. Boulder Road, on the north side of South Boulder Road, approximately one-third of a mile west of its intersection with South 68th Street in Section 2, Township 1S, Range 70W.

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Published: Longmont Times-Call November 14, 2018 - 1533628

Prairie Mountain Media, LLC

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County of Boulder
State of Colorado

The undersigned, Crystal Musser, 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):

Nov 14, 2018

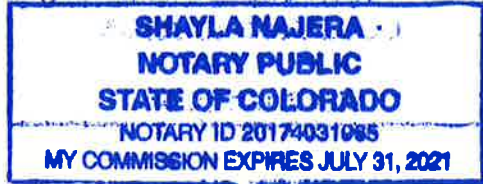


Signature

Subscribed and sworn to me before me this
14th day of November, 2018.



Notary Public



(SEAL)

Account: 1050753
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**BOULDER COUNTY PLANNING
COMMISSION**

MINUTES
November 28, 2018

AFTERNOON SESSION – 1:30 PM

**Hearing Room, Third Floor,
County Courthouse, Boulder**
{Approved December 19, 2018}

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, November 28, 2018, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:40 p.m. and adjourning at approximately 6:21 p.m.

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

Commissioners Excused: Sam Libby

Boulder County Staff Present: Liz Cross (Assistant County Attorney), Kim Sanchez, Christy Wiseman, Jose Ruano, Nicole Wobus, Summer Frederick, Jennifer Severson, Brian James (Transportation Department), Olivia Cecil (Transportation Department), Rick Hackett, Ron West (Parks & Open Space), Anna Milner.

Others: 10-15

ROLL CALL

Planning Commissioners Present:

Doug Young
Natalie Feinberg Lopez
Lieschen Gargano (Vice-Chair)
Dan Hilton (Chair)
Ann Goldfarb (Second Vice-Chair)
Sam Fitch
Gavin McMillan
Mark Bloomfield

MINUTES

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the Minutes from the October 17, 2018 Planning

Commission Hearing as written.

38

SECOND: Gavin McMillan

40

VOTE: Motion PASSED Unanimously {7 to 0} Abstained: Doug Young

42

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

44 Nicole Wobus, Long Range Planning Manager, informed Planning Commission that on October 25
46 the Board of County Commissioners approved the solar-related Land Use Code amendments that
48 Planning Commission had recommended for approval at the September meeting. The BOCC
50 requested that staff monitor outcomes from the Code update in years 1, 2 and 3 following
implementation to explore whether further refinements are needed. The resolution for the text
amendments (Docket DC-18-0002) is available at: <https://assets.bouldercounty.org/wp-content/uploads/2018/12/resolution-2018-118-dc-18-0002.pdf>

52

**Docket V-18-0006: Hosier Legere Estates NUPUD Vacation (Tabled from October 17, 2018
Planning Commission Hearing)**

54

56 Jennifer Severson, Senior Planner, presented the application for Anne Elizabeth Hosier, a request to
58 vacate an access and utility easement within Outlot A of the Legere Estates NUPUD Subdivision. The
proposed vacation is located in the Agricultural (A) Zoning District, located at 6010 St. Vrain Road,
60 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.

PUBLIC HEARING OPENED

64 **SPEAKERS:** Cody Trevithick – 1829 Cambridge; Ben Gilmore - 6000 St. Vrain Road;
66 Rob McRae – 6048 St. Vrain Road; Jerilyn Rooney – Lot 4, 6036 St. Vrain
Road.

PUBLIC HEARING CLOSED

70 **MOTION: Lieschen Gargano MOVED that the Planning Commission**
72 **CONDITIONALLY APPROVE and recommend that the Board of**
74 **County Commissioners CONDITIONALLY APPROVE Docket V-18-**
0006: Hosier Legere Estates NUPUD Vacation with the following six (6)
conditions as listed in the recommendation slides of staff’s presentation.

76 **SECOND: Natalie Feinberg Lopez**

CONDITIONS OF APPROVAL:

- 78 1. The 60-foot wide utility easement is not vacated and must be maintained in
80 its current location on Outlot A.
- 82 2. The 60-foot wide access easement is vacated along the westernmost 420
84 linear feet of the easement through Outlot A, subject to a private easement in
the same location to provide access to the adjacent parcel at 6000 Saint Vrain
86 Road. The utility and private access easement will be designated on the
exemption plat. The applicant must ensure that access to the utility easement

- 88 is available to utility companies by means acceptable to the utility companies
and the applicant.
- 90 3. Emergency turnouts must be installed no more than 400 feet apart along the
private access easement through Outlot A.
- 92
- 94 4. The existing emergency turnaround located at the current gate location at the
western end of the easement shall be retained.
- 96 5. A new emergency turnaround shall be installed at the gate's proposed new
location on the east end of the proposed vacated easement.
- 98
- 100 a. The new turnaround can use a "Y" configuration, and a Design Exception
is required for the small corners that extend beyond the 60-foot
easement, so that the turnaround is fully contained within the width of
102 the easement.
- 104 b. The forks of the turnaround shall be fully contained within the proposed
vacated segment, so as to not cause undue burden on Lot 5. Staff
anticipates this will require a minimum of 38 feet of distance west of the
106 outlot boundary at Lot 5.
- 108 6. The applicant shall meet all the post approval requirements within one year
after the date of the Board of County Commissioners' resolution approving
110 this vacation. This resolution and associated documents, including a new
plat, shall also be recorded by Land Use Staff with the County Clerk and
112 Recorder's Office within this **one year** time-frame. This vacation approval
shall not be considered final or effective until this recordation. Finally, this
114 vacation approval shall expire if recordation does not occur within the
required one year timeframe (unless an extension is granted).

116 **VOTE: Motion PASSED {7 to 1}**

118 **YES**

120 Natalie Feinberg Lopez
Lieschen Gargano (Vice-Chair)
122 Dan Hilton (Chair)
Ann Goldfarb (Second Vice-Chair)
124 Sam Fitch
Gavin McMillan
126 Mark Bloomfield

NO
Doug Young

128 **Docket SU-18-0012: Zen Center**

130 Summer Frederick, Senior Planner, presented the application for Chung Min Liu and Ven. Jian Tan
132 Shi, Chung Tai Chan Monastery USA, Pei-Lan Wang, Special Use Review and Site Specific
Development Plan to establish a church and a monastic training educational center and construct a
134 20,001- square-foot Main Church Building and a 4,852-square-foot Resident Hall on an approximately
35 acre parcel.. The proposed vacation is located in the Estate Residential (ER) Zoning District,
136 located at 6417 S. Boulder Road, on the north side of South Boulder Road, approximately one-third
of a mile west of its intersection with South 68th Street in Section 2, Township 1S, Range 70W.

138 **PUBLIC HEARING OPENED**

140

142 **SPEAKERS:** Stephen Sparr (Agent for applicant) - 1731 15th Street, Suite #250;
Craig Parsons – 2730 South Coors Court, Lakewood;
144 Luke Sanzone (Marpa Landscape Architecture) - 1701 15th Street Suite C

146 **PUBLIC HEARING CLOSED**

148 **SUMMARY:**

150 **MOTION:** Gavin McMillan **MOVED** the Boulder County Planning Commission
152 **CONDITIONALLY APPROVE** and recommend to the Board of County
Commissioners **CONDITIONAL APPROVAL** of Docket SU-18-0012:
154 Zen Center SU/SSDP as described in the application materials, subject
to the fourteen (14) conditions listed in the Staff Report.

156 **SECOND:** Lieschen Gargano

158 **CONDITIONS OF APPROVAL:**

- 160 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.
- 162 2. All applicable local, state, and federal permits must be obtained and
maintained.
- 164 3. Prior to the issuance of any permits by the Boulder County Land Use
166 department, legal access shall be established, and confirmed by Land Use
staff.
- 168 4. Prior to issuance of building permits by the Boulder County Land Use
170 department, written consent from the McGinn Ditch Company for proposed
new ditch crossing shall be submitted.
- 172 5. Prior to issuance of building permits, an onsite wastewater treatment system
174 permit shall be applied for and obtained from the Boulder County
Department of Public Health – Environmental Division.
- 176 6. Prior to final inspections, the onsite wastewater treatment system must be
178 installed, inspected, and approved.
- 180 7. Plan Review and a Retail Food License from the Boulder County Department
of Public Health – Environmental Division are required.
- 182 8. At building permit application, underground electric distribution facilities
184 shall be shown on site plans.
- 186 9. At building permit application, the applicant shall verify if wells operated
188 under permit numbers 24775, 577, and 3510 are located on the subject
property. If wells are located on the subject property, the applicant shall
190 inform the Colorado Division of Water Resources if the wells will continue
to be used, or if they will be plugged and abandoned.

- 192 10. At building permit application, the applicant shall submit a plan showing
194 delineated parking spaces, compliant with ADA parking requirements and
Boulder County Bicycle parking requirements.
- 196 11. At building permit application, the applicant shall submit a Drainage Plan for
198 review and approval by Boulder County Transportation and Land Use
departments.
- 200 12. At building permit application, the applicant shall submit a Revegetation and
202 Weed Control Plan for review and approval by Boulder County Parks and
Open Space Natural Resource Planner and Land Use staff.
- 204 13. Prior to the issuance of a Certificate of Occupancy, confirmation from Rocky
206 Mountain Fire Protection District that all requirements of the Fire Code have
been met shall be provided to the Boulder County Land Use Department.
- 208 14. The Applicant shall be subject to the terms, conditions, and commitments of
210 record and in the file for **Docket SU-18-0012: ZEN CENTER SU/SSDP**.

212 **VOTE: Motion PASSED Unanimously {8 to 0}**

214 *****At approximately 3:55 p.m., the Planning Commissioners took a 10-minute break, returning at
4:05 p.m.*****

216 **Docket SU-18-0016: Slater - Dog Tag LLC Kennel**
218

220 Jennifer Severson, Senior Planner, presented the application for Jay & Donelle Slater and Danny
222 Sohn, Special Use Review to establish a kennel use for up to 45 dogs on a property with an existing
224 residential use on an approximately 1.7- acre parcel. The proposed use is located in the Agricultural
(A) Zoning District, located at 7440 Marshall Drive, roughly one quarter mile northwest of the
intersection of Marshall Drive and S. 76th Street, in Section 13, Township 1S, Range 70W.

226 **PUBLIC HEARING OPENED**

228 **SPEAKERS:** Everett Wiehe – 2255 Schooner Street, Lafayette; Danny Sohn – 7440
Marshall Road.

230 **PUBLIC HEARING CLOSED**

232 **SUMMARY:**

234 **MOTION: Lieschen Gargano MOVED the Boulder County Planning Commission**
236 **CONDITIONALLY APPROVE and recommend to the Board of County**
238 **Commissioners CONDITIONAL APPROVAL of Docket SU-18-0016:**
Slater - Dog Tag LLC Kennel subject to the following nine (9) conditions
listed in the Staff Report.

240 **SECOND: Natalie Feinberg Lopez**

242 **CONDITIONS OF APPROVAL:**

- 244 1. A building permit is required for the remodeling work proposed to convert the existing
residential structures to commercial kennel space.

- 246 2. A Certificate of Occupancy is required for the commercial change of use.
- 248 3. A sign permit is required for any signage that is not a wall sign with an area of 2 square
250 feet or less.
- 252 4. At time of building permit application, a parking plan must be submitted that shows
254 delineated parking spaces and that is compliant with the Americans with Disabilities Act
256 (ADA) requirements and Section 5.6.2 of the Standards for Parking Lot Design.
- 258 5. A CDOT access permit is required and must be submitted at time of building permit
260 application. If CDOT does not require the existing 12-foot wide access to be improved,
262 the access must be corrected to meet County Standards for commercial access.
- 264 6. A change of use permit to serve a commercial facility is required for the existing OWTS.
266 The OWTS change of use permit must be issued prior to issuance of a Certificate of
268 Occupancy.
- 270 7. Staff strongly recommends that the applicant use a wood fence around the outdoor areas
272 instead of chain link or other “mesh” fencing to prevent potential injury to wildlife and to
274 provide a more pleasing visual aesthetic.
- 276 8. The applicant must comply with all State of Colorado Pet Animal Care and Facilities Act
278 (PACFA) licensing requirements, rules and regulations.
- 280 9. The Applicant shall be subject to the terms, conditions, and commitments of record and
282 in the file for Docket SU-18-0016: Slater - Dog Tag LLC Kennel.

VOTE: Motion PASSED Unanimously {8 to 0}

Docket DC-18-0003: Agriculture-Related Amendments

278 Nicole Wobus presented the staff presentation for DC-18-0003. After the staff presentation, Planning
280 Commission had minor clarifying questions.

PUBLIC HEARING OPENED

282 **SPEAKERS:** Brian Coppom – 1221 Carolina Avenue; Richard Andrews – 6803 Jay Road;
284 Karel Starek – 3375 75th Street; Rod Brueske – P.O. Box 1693; Alice Starek
286 – 3375 75th Street; Sylvia R. Tawse – 4039 Ogallala Road; Christian Toohey
– 7849 Ute Highway.

288 Eight members of the public, all members of the agricultural community, commented during the
290 public hearing. One of those speakers, Richard Andrews, handed out written comments to Planning
292 Commission for inclusion in the public record. Public comments given at the Planning Commission
294 hearing closely reflected those received during the referral period. Generally, comments were in favor
296 of the proposed Code changes and expressed appreciation for staff’s willingness to work with the
298 agricultural community. However, commenters agreed that the Code changes in this docket are just
one facet of what the county needs to do to support farming families and viable agricultural
production. Staff then responded to a few comments that were made during the public hearing.

PUBLIC HEARING CLOSED

SUMMARY:

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Planning Commissioners favored the proposed Code changes, and agreed that there is much more to be done in order to support the county's agricultural community. Planning Commissioners requested that staff monitor the effects of the Code changes and report back after developing plans for monitoring progress under the updated Code provisions.

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After voting on the Code amendments PC member Natalie Feinberg Lopez shared policy ideas developed by Brian Coppom of Boulder County Farmers' Markets. The wide-ranging policy ideas included building soil and habitat quality, piloting carbon sequestration techniques, using the local food system to confront food injustice and inequality, among others. She recommended the county create an incentive program that rewards agricultural producers for using innovative, sustainable methods. Other PC members also made comments highlighting the importance of taking a broader approach to supporting a thriving agricultural community in the county, citing the critical recent information about projected climate change impacts as an impetus to take bold action that goes beyond Land Use Code updates.

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Staff agreed to collaborate with the Sustainability Office to begin drafting ideas related to Natalie Feinberg Lopez's request; these ideas will be presented to Planning Commission at a future study session yet to be scheduled.

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MOTION: Lieschen Gargano MOVED the Boulder County Planning Commission APPROVE and recommend to the Board of County Commissioners APPROVAL of the proposed Land Use Text Amendments to the agriculture-related provisions in Docket DC-18-0003: Agriculture-Related Amendments as presented to Planning Commission in Attachment A of the Staff Report.

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SECOND: Natalie Feinberg Lopez

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VOTE: Motion PASSED Unanimously {8 to 0}

332

Planning Commissioner Sam Fitch exited the hearing room at approximately 6:15 p.m.

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.

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