



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

January 18, 2017
1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the *December 21, 2016* 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 LE-16-0002: Allenspark Fire Department Location Extent

Request: Location Extent for the construction of a 1,440sf Fire station.

Location: At 2991 Riverside Drive, approximately 1 mile southwest of the intersection of Riverside Drive and State Highway 7, in Section 9, T2N, R72W.

Zoning: Forestry (F) Zoning District

Property Owners: William & Jeanine Ellis

Applicant: Mike Osmum, Fire Chief, Allenspark Fire Protection District

Agents: Mike Daley, Board President, Allenspark Fire Protection District

Gary McGuire, Treasurer, Allenspark Fire Protection District

Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.

Public testimony will be taken.

(Staff Planner: Michelle McNamara)

Docket Webpage: www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1429

4. Docket V-16-0009: Stanko Breche Vacation

Request: A request for vacation of the undeveloped right-of-way of Tungsten Road that splits Lot 24 and Lot 25 of Whispering Pines Subdivision.

Location: At Parcel #158118005003, and 157 and 185 Switzerland Trail, approximately 0.15 of a mile north of the intersection of Boulder Canyon Drive and Tungsten Road, at the intersection of Tungsten Road and Switzerland Trail, in Section 18, T1S, R72W.

Zoning: Forestry (F) Zoning District

Property Owners: Scott Stanko, Jerome & Sonia Breche, Richard Paquette

Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.

Public testimony will be taken.

(Staff Planner: Matthew Thompson)

Docket Webpage: www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1428

5. Study Session in Preparation for Floodplain Remapping Adoption Process

Presentation to Planning Commission about the floodplain remapping of the Colorado Hazard Mapping Project (CHAMP).

Action requested: Direction and feedback.

No public testimony will be taken

(Staff Planners: Varda Blum and Erin Cooper, Boulder County
Transportation)

Docket Webpage: www.bocofloodplainremapping.com

****Planning Commission Break****

SECOND AFTERNOON SESSION – 4:30 P.M. (Estimated)

The estimated start time of BVCP-15-0001 Reconsideration of Twin Lakes Decision is 4:30 p.m. We sincerely value everyone's time and try to project the timing of agenda items as accurately as possible; however, the duration of each docket item is situational. Please be aware that while this item is estimated to begin at 4:30 p.m., it will depend on the timing of the preceding items.

6. Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Public Land Use Change Requests – Reconsideration of the Twin Lakes Decision

Planning Commission will reconsider its September 21, 2016 decision to change the land use map designation for the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kahlua Road (Requests # 35 and #36). Staff will present an addendum to the original August 30 staff recommendation. The focus of discussion will be new information that may inform Planning Commission's decision. Specifically, Planning Commissioners have expressed interest in the following topics: appropriate width and location of a wildlife corridor; infrastructure and services available in the area, and how the city and county would address potential impacts of development; considerations related to land use designation categories, and options that would result in housing density in between the existing low and medium density residential categories.

Action requested: Decision.

Public testimony will be taken.

(Staff Planners: Nicole Wobus, Pete Fogg Amy Oeth, Steven Giang, Boulder County Land Use; Jay Sugnet, Lesli Ellis, City of Boulder Planning, Housing and Sustainability)

Docket Webpage: www.bouldercounty.org/property/build/pages/lubvcp150001.aspx

ADJOURNED

The Planning Commission annual dinner will be rescheduled to February 15, 2017.

PLANNING COMMISSION ANNUAL DINNER (TO FOLLOW REGULAR MEETING).
Location TBD.

****Note:** The bathrooms on the 3rd floor of the Boulder County Courthouse will be out of service January 2017. All persons attending this hearing will need to utilize the first floor bathrooms.**

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 page approximately one week prior to the hearing.



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BOULDER COUNTY PLANNING COMMISSION AGENDA **REVISED AGENDA**

January 18, 2017
1:30 P.M.

Commissioners Hearing Room, Third Floor,
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PUBLIC HEARING

****Please note the time change for the BVCP-15-0001 Reconsideration of Twin Lakes Decision from the previously noticed time of 4:30 p.m. to 3:00 p.m.****

AFTERNOON SESSION – 1:30 P.M

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Request: Location Extent for the construction of a 1,440sf Fire station.

Location: At 2991 Riverside Drive, approximately 1 mile southwest of the intersection of Riverside Drive and State Highway 7, in Section 9, T2N, R72W.

Zoning: Forestry (F) Zoning District

Property Owners: William & Jeanine Ellis

Applicant: Mike Osmum, Fire Chief, Allenspark Fire Protection District

Agents: Mike Daley, Board President, Allenspark Fire Protection District

Gary McGuire, Treasurer, Allenspark Fire Protection District

Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.

Public testimony will be taken.

(Staff Planner: Michelle McNamara)

Docket Webpage: www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1429

This item was withdrawn per the applicants' request.

4. ~~Docket V-16-0009: Stanko Breche Vacation~~

~~Request: A request for vacation of the undeveloped right of way of Tungsten Road that splits Lot 24 and Lot 25 of Whispering Pines Subdivision.~~

~~Location: At Parcel #158118005003, and 157 and 185 Switzerland Trail, approximately 0.15 of a mile north of the intersection of Boulder Canyon~~

~~Drive and Tungsten Road, at the intersection of Tungsten Road and
Switzerland Trail, in Section 18, T1S, R72W.~~

~~Zoning: Forestry (F) Zoning District~~

~~Property Owners: Scott Stanko, Jerome & Sonia Breehe, Richard Paquette~~

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public hearing.~~

~~Public testimony will be taken.~~

~~(Staff Planner: Matthew Thompson)~~

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Action requested: Direction and feedback.

No public testimony will be taken

(Staff Planners: Varda Blum and Erin Cooper, Boulder County
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Action requested: ~~Decision.~~ None. Public hearing only. Decision to be held at a future meeting to be noticed separately.

Public testimony will be taken.

(Staff Planners: Nicole Wobus, Pete Fogg Amy Oeth, Steven Giang, Boulder County Land Use; Jay Sugnet, Lesli Ellis, City of Boulder Planning, Housing and Sustainability)

Docket Webpage: www.bouldercounty.org/property/build/pages/lubvcpl50001.aspx

****Planning Commission will take a 30-minute break for dinner around 5pm.**

ADJOURNED

The Planning Commission annual dinner will be rescheduled to February 15, 2017.

PLANNING COMMISSION ANNUAL DINNER (TO FOLLOW REGULAR MEETING).

Location TBD.

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PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: January 18, 2017
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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 LE-16-0002: Allenspark Fire Department Location Extent

Location Extent for the construction of a 1,440sf Fire station, by Mike Osmum, Fire Chief, Allenspark Fire Protection District, and William & Jeanine Ellis, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 2991 Riverside Drive, approximately 1 mile southwest of the intersection of Riverside Drive and State Highway 7, in Section 9, T2N, R72W. *Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.* Public testimony will be taken.

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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: January 4, 2017-- Daily Times-Call



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Published: January 10, 2017-- Daily Times-Call

AFFIDAVIT OF PUBLICATION

TIMES-CALL

State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **January 4, 2017**.

JERRY COVE

Agent

Subscribed and sworn to before me this *th* day of
January, 2017 in the County of Boulder, State of Colorado.

Theresa

Notary Public

Account # 1050753
Ad # 1249327
Fee \$86.13



PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

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Published: Longmont Times-Call January 4, 2017 - 1249327

AFFIDAVIT OF PUBLICATION

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State of Colorado
County of Boulder

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TERRY LOVE

Agent

Subscribed and sworn to before me this 10th day of
January, 2017 in the County of Boulder, State of Colorado.

Rita Marie Hanner-Ward

Notary Public

ACCOUNT # 1050753
AD # 1252296
FEE: \$91.93



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Published: Longmont Times-Call January 10, 2017 - 0001252296



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BOULDER COUNTY PLANNING COMMISSION

MINUTES

January 18, 2017

AFTERNOON SESSION – 1:30 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

{Approved February 15, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, January 18, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:32 p.m. and adjourning at approximately 7:37 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, W.C. Pat Shanks, Ben Blaugrund, Leah Martinsson, Doug Young, Michael Baker, Lieschen Gargano

Commissioner Excused: Dan Hilton

Staff Present: Kim Sanchez, Summer Frederick, Michelle McNamara, Kathy Parker (County Attorney), Anna Milner, Steven Giang, Nicole Wobus, Dale Case, Amy Oeth, Rick Hackett

Others: 90-100

MINUTES

MOTION: Doug Young MOVED that the Boulder County Planning Commission APPROVE the Minutes from December 21, 2016 as written.

SECOND: Leah Martinsson

VOTE: Motion PASSED {7 to 0} Abstained: Lieschen Gargano

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

Kim Sanchez, Chief Planner, provided three brief updates:

- 1) Summary of dockets PC took action on in 2016 and the subsequent BOCC decision
- 2) Recent activity and efforts in regards to the County's oil and gas moratorium and drafting of proposed regulations

- 32 3) Reminder that Annual Dinner will follow the PC's February 2017 meeting.

Docket LE-16-0002: Allenspark Fire Department Location Extent

34 Michelle McNamara, Planner II, presented the application for William & Jeanine Ellis and the
36 Allenspark Fire Department, Location and Extent for the construction of a 1,440 sq. ft. fire barn. The
38 proposed project is located in the Forestry (F) Zoning District, at 2991 Riverside Drive,
approximately 1 mile southwest of the intersection of Riverside Drive and State Highway 7, in
Section 9, T2N, R72W.

40
42 Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated
January 18, 2017.

44 **PUBLIC HEARING OPENED**

46 **SPEAKERS:** Mike Daley, Allenspark Fire Department Board President - 13245 Highway 7

48 **PUBLIC HEARING CLOSED**

50 **MOTION:** Leah Martinsson **MOVED** that the Boulder County Planning
52 Commission **CONDITIONALLY APPROVE** and recommend to the
Board of County Commissioners **CONDITIONAL APPROVAL** of **LE-**
54 **16-0002: Allenspark Fire Department Location Extent** subject to the
seven (7) conditions listed in the staff recommendation.

56 **SECOND:** Lieschen Gargano

58 **CONDITIONS OF APPROVAL**

1. The Applicant shall obtain all necessary building permits as required by the County
60 Building Code.
2. Prior to the issuance of a building permit for the fire barn, engineered grading plan shall
62 be submitted to show grading and drainage on the site.
3. A wildfire mitigation plan shall be submitted with the building permit for review and
64 approval by the County Wildfire Mitigation Coordinator, and the approved plan shall be
fully implemented prior to final inspection or the issuance of a certificate of occupancy
66 for the fire barn. The plan shall be maintained over the life of the use.
4. The exterior colors and materials shall be chosen from medium to dark grey, green and
68 brown to fit within the surrounding area.
5. Prior to the issuance of any building permits, the applicant shall provide a lighting plan
70 demonstrating that the proposed lighting fits within the character of the surrounding area
6. All areas of exposed soil that are disturbed by construction shall be revegetated, with
72 revegetation limited to the use of native species.
7. Prior to the issuance of any building permits, the applicant shall provide a narrative as to
74 where the excess grading will be going.

76 **VOTE:** **Motion PASSED {8 to 0}**

Study Session in Preparation for Floodplain Remapping Adoption Process

78 Varda Blum, Floodplain Program Manager, Boulder County Transportation Department, presented an
overview of the Colorado Hazard Mapping Program (CHAMP) within unincorporated Boulder
80 County.

82 The presentation included the following topics: why floodplain remapping and associated Land Use
Code updates to protect public health and safety are needed post 2013 flooding, the FEMA National
84 Flood Insurance Program requirement for floodplain mapping, data that goes into hydraulic modeling
that generates floodplain mapping, State funding and timelines for CHAMP, stream reaches being
86 mapped, the technical review and resident outreach being performed by County staff with consultant
support, the relationship of the CHAMP floodplain remapping to the floodplain code updates in
88 Summer 2016 regarding adoption of best available data, and the analysis being undertaken by staff in
anticipation of possible amendments to the Boulder County Zoning Map and Land Use Code to
90 locally adopt the updated floodplain mapping.

92 Planning Commission asked questions on topics including: LiDAR use during studies, how much
public comment there has been and on what topic, who is getting postcard notices of community
94 meetings, staff perception of the likelihood of ramp up of public comment as the process continues,
the FEMA FIRM adoption process, and the extent of ground surveys.

96 This was a discussion item only, with no public testimony or decision. Next steps include: continued
98 community outreach and technical review, referral to CWCB, FEMA, land use and other public
agencies, and presentation and public hearing at the April 19 Planning Commission meeting followed
100 by presentation and public hearing in front of the BOCC.

102 *Planning Commission took a 10-minute break between agenda items 4 and 5 (from approximately*
2:50 p.m. to 3:00 p.m.).
104

Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Public Land Use Change
Requests – Reconsideration of the Twin Lakes Decision

106 Nicole Wobus, Long Range Planning and Policy Manager for Boulder County Land Use, and Jay
Sugnet, Senior Planner with the City of Boulder, presented staff's amended recommendation, a
108 summary of new information and information related to topics identified as areas of focus by
Planning Commission (appropriate width and location of a wildlife corridor; infrastructure and
110 services available in the area and how the city and county would address potential impacts of
development; considerations related to land use designation categories and options that would result
112 in housing density in between the existing low and medium density residential categories; and a
summary of next steps).

114 Frank Alexander, Executive Director Boulder County Housing Authority, and Glen Segrue, Senior
116 Planner with the Boulder Valley School District, presented on behalf of Request #35. Dave
Rechberger, Chair of the Twin Lakes Action Group, presented on behalf of Request #36.

DISCUSSION

120 Planning Commission asked questions of staff and requesters. Topics addressed included: the width
122 of the proposed wildlife corridor and the wildlife migration routes used in the area; the combination

124 of the northern and southern parcels for the land use change request review process; the potential for
126 separate decision making for the north and south parcels; floodplain mapping on the parcels; the
128 proposed percentage of permanently affordable homes planned for property; and 2040 projections and
housing demands for the Gunbarrel area; and how much housing is needed to meet the demands of
Boulder County. At the request of Natalie Lopez, Pete Fogg, Senior Planner Boulder County Land
Use, provided the history of the Gunbarrel Annexation over the years.

130 **PUBLIC HEARING OPENED**

132 **SPEAKERS:** Betsey Martens - 4800 Broadway
Brian Lay - 4555 Tally Ho Trail (pooled time with Kelley Dickson - 4715 Tally Ho
134 Ct. and Dennis Dickson - 4715 Tally Ho Ct.)
Jessica Hartung - 5408 Idylwild Trail, #A
136 Greg Harms - 4869 Broadway
Rolf Munson - 4554 Starboard Drive (pooled time with Nikki Munson - 4554
138 Starboard Drive and Dinah McKay - Portal Village)
Kristin Bjornsen - 4818 Brandon Creek Drive (pooled time with Michelle Caolo -
140 5216 County Road 3F and Alexander Samet-Bjornsen - 4818 Brandon Creek Drive)
Deb Prenger - 4572 Starboard Dr. (pooled time with John O'Dea - 4704 Hampshire
142 Street)
Matt Samet - 4818 Brandon Creek Drive
144 Ivan Samet-Bjornsen - 4818 Brandon Creek Drive
Hal Hallstein - 3664 Pinedale St.
146 Mike Chiropoulos - 3325 Martin Drive (pooled time with Maryanne Bjornsen Fort
Collins 80528 - 5216 County Road 3F and Rob O'Dea - 7774 Durham Cir)
148 Renee St.Aubin - 2910 Bluff Street
Gordon McCurry - 1200 Albion Road (pooled time with Jerry George - 4733 Tally
150 Ho Court and Dee George - 4733 Tally Ho Court)

152 *Planning Commission took a 20-minute break for dinner at 5:04 p.m. and returned at
approximately 5:25 p.m.*

154
Bobbie Watson - 1285 Cimarron Drive, Ste. 201
156 Anne Tapp - 835 North Street
Tom Kuhne - 4350 Pali Way
158 Kimberly King Poplawski - 4452 Driftwood Place
Suzanne Crawford - 655 Aspen Ridge Drive
160 Alexandra Niehaus - 4557 Starboard Dr.
Pete Williams - 6755 Harvest Road
162 Michael Smith - 4596 Tally Ho Trail (pooled time with Renata Frenzen - 6212 Old
Brompton Road and Jacqueline Muller - 639 Mapleton)
164 Carmen Baran - 6190 Old Brompton Rd.
Jeff Zayach - 3450 Broadway
166 Julie Van Domelen - 1575 Yarmouth Ave
Karen Klerman - 4800 N Broadway
168 Kimberly Gibbs - 7468 Mt. Sherman Road
Will Toor - 3032 10th St.
170 Susan Lambert - 4696 Quail Creek Lane (pooled time with Nancy Thompson - 4685
Tally Ho Court and Christopher Ernst - 4966 Idylwild Trail)
172 Christine Gabriel - 708 Excelsior Pl.
Edwina Salazar - 220 Collyer St.
174 Richard Rossiter - 4614 Starboard Drive
Daphne McCabe - 3848 17th Street
176 Steve Albers - 5116 Williams Fork Trail #105
Jeffrey Flynn - 1440 King Avenue

- 178 Cindy Kraft - 6549 Barnacle Street
Harihar Rajaram - 4547 Tally Ho Trail
180 Kyle Joyce - 6220 Willow Lane
Kevin Cowley - 2519 Westward Drive
182 Rick Adams - 4803 Brandon Creek Dr.
Rob Palmer - 12855 N 66th Street
184 Hannah Hartung - 2775 Taft Drive Apartment 1202
Susan Bailhache - 6848 Bugle Court
186 Judi Dressler - 230 S. Cleveland Ave.
Annie Brook - 4425 Driftwood Place (pooled time Joan Jameson)
188 Mark George - 4661 Tally Ho Court (pooled time with Bart Banks - 6750 Bugle
Court and Caroline Hogue - 4493 Sandpiper Circle)
190 Ken J Beitel - 4410 Ludlow St. (pooled time with Joyce Jenkins - 4848 Brandon Cr
Dr. and Jennifer Murphy - Gunbarrel)
192 Patrick Madden - 4686 Tally Ho Ct. (pooled time with Miho Shida - 6783 Idylwild
Ct. and Caroline Williams - 4420 Glencove Pl.)
194 Bridget Gordon - 7057 Indian Peaks Trail (pooled time with Sandra Ireland - 6800
Idylwild Ct and Gwen Aten - 4725 Greylock St.)
196 Donna George - 4661 Tally Ho Court (pooled time with Samantha Ricklefs - 4590
Starboard Drive and Frank Karash - 4721 Tally Ho Court)
198 Mary Kirk - 4620 Lee Hill Dr.
Douglas Thompson - 4620 Lee Hill Dr.
200 Chris OBrien - 6474 Kalua Road (pooled time with Janna Tyrer - 4494 Sandpiper
Cr.)
202 Susan Lythgoe - 201 E Simpson St.
Summer Gould - 3961 Corriente Drive (pooled time with Athena Sapourn - 4338
204 Carter Trail and Ayden Dedrick - 1220 Oakdale Street)
Lisa Sundell - 4697 Tally Ho Court
206 Antoinette Cabral - 2707 Valmont Rd 316D
Gary Urling - 2240 17th Street
208 Lynn Segel - 538 Dewey Avenue
Jyotsna Raj - 863 14th St.
210 Amy Strombotne - 8502 Stirrup Court
Bill Chimenti - 1666 Magnolia Drive
212 Kari Santos - Boulder

214 **PUBLIC HEARING CLOSED**

216

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.

218



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

February 15, 2017
1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M.*

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the *January 18, 2017* 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-16-0011: BEGLEY VACATION

Request: Vacation request for approximately a 72' by 15' portion of Primos Rd.

Location: At 1111 Primos Road, Lot 36 Silver Springs, approximately 1,035 feet west of the intersection of Nightshade Dr. and Primos Rd., in Section 28, T1N, R72W.

Zoning: Forestry (F) Zoning District

Applicant: Keegan Begley

Action Requested: *Recommendation to BOCC following staff and applicant presentations and public hearing.*

Public testimony will be taken.

(Staff Planner: Michelle McNamara)

Docket Webpage: www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1452

4. Docket V-16-0007: OLSGARD VACATION

Request: Request to vacate the alley between Parcel #14614003001 (Lots 1-6, BLK 6, Canfield Wise End) and Parcel #146514003002 (Lots 19-21, BLK 6, Canfield Wise End.), and the alley to the south between Parcel #146514003004 (LOTS 16-17-18 BLK 6 CANFIELD WISE 1 & ELY 40 FT VAC WISE AVE PER VO 7/93 END.) and Parcel #146514003002 (Lots 19-21, BLK 6, Canfield Wise End.)

Location: At 11874 Juniper Street, 11880 Juniper Street, and 11869 Jade Street, West of and adjacent to N. 119th Street and 0.07 of a mile south of Jasper Road, in Section 14, T1N, R69W.

Zoning: Rural Residential (RR) Zoning District

Applicants: Robert & Rita Olsgard & Angela Olsgard Tiernan & Michael James Lennon

Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.

Public testimony will be taken.

(Staff Planner: Matthew Thompson)

Docket Webpage: www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1374

5. Docket BVCP-15-0001: Boulder Valley Comprehensive Plan

Land Use staff will provide updates and background on one item, and will request decision on reconsideration of two land use designation change requests as part of the Boulder Valley Comprehensive Plan Five Year Major Update:

- **Key policy choices related to land use and jobs-housing balance.** Staff will provide background and updates on recent analysis on scenarios, results from a second survey, directions toward land use changes, and city decision-makers' input on housing and land use policy alternatives. *Action requested: None. Study session only.*
No public testimony will be taken.

- **3261 3rd Street land use map change, decision to reconsider.** The City's request for the County to reconsider this request will be heard by the Board of County Commissioners at their January 31, 2017 meeting. Pending a decision to proceed with reconsideration of this item, Planning Commission will reconsider its previous land use designation change decision for this property due to a change in circumstances related to the location of the Blue Line (Land Use Change Request #25). *Action requested: Decision.*

Only written public testimony will be taken for this hearing. Written testimony must be submitted by mail, in person or via the online public comment form by 8:00 a.m. on Tuesday, February 14, 2017. Online public comments can be submitted here:

<http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>.

- **Boulder Valley Comprehensive Plan Public Land Use Change Requests – Reconsideration of the Twin Lakes Decision**

Planning Commission will reconsider its September 21, 2016 decision to change the land use map designation for the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kahlua Road (Requests # 35 and #36). A rehearing of this item took place at the Jan. 18, 2017 Planning Commission meeting, and the deliberation and decision will take place at the Feb. 15 meeting. *Action requested: Decision.*

No public testimony will be taken.

(Staff Planners: Nicole Wobus, Pete Fogg Amy Oeth, Steven Giang, Boulder County Land Use; Jay Sugnet, Lesli Ellis, City of Boulder Planning, Housing and Sustainability)

Docket Webpage: www.bouldercounty.org/property/build/pages/lubvcp150001.aspx

**Due to the situational nature of these agenda items it is difficult for staff to provide accurate time estimates for each item. Please also note that items may be withdrawn or removed from the agenda for various reasons which would impact the timing of subsequent items. Staff may be able to provide a better estimate closer to the hearing. Please contact Planner@bouldercounty.org with any questions.*

ADJOURNED

PLANNING COMMISSION ANNUAL DINNER AT 7:00 P.M.

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 page approximately one week prior to the hearing.



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: February 15, 2017
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-16-0011: BEGLEY VACATION

Vacation request for approximately a 72' by 15' portion of Primos Rd, by Keegan Begley, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 1111 Primos Road, Lot 36 Silver Springs, approximately 1,035 feet west of the intersection of Nightshade Dr. and Primos Rd., in Section 28, T1N, R72W. *Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.* Public testimony will be taken.

Docket V-16-0007: OLSGARD VACATION

Request to vacate the alley between Parcel #14614003001 (Lots 1-6, BLK 6, Canfield Wise End) and Parcel #146514003002 (Lots 19-21, BLK 6, Canfield Wise End.), and the alley to the south between Parcel #146514003004 (LOTS 16-17-18 BLK 6 CANFIELD WISE 1 & ELY 40 FT VAC WISE AVE PER VO 7/93 END.) and Parcel #146514003002 (Lots 19-21, BLK 6, Canfield Wise End.), by Robert & Rita Olsgard and Angela Olsgard Tiernan & Michael James Lennon, in accordance with the Boulder County Land Use Code. The proposed project is located in the Rural Residential (RR) Zoning District, at 11874 Juniper Street, 11880 Juniper Street, and 11869 Jade Street, West of and adjacent to N. 119th Street and 0.07 of a mile south of Jasper Road, in Section 14, T1N, R69W. *Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.* Public testimony will be taken.

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Land Use staff will provide updates and background on one item, and will request decision on reconsideration of two land use designation change requests as part of the Boulder Valley Comprehensive Plan Five Year Major Update:

- **Key policy choices related to land use and jobs-housing balance.** Staff will provide background and updates on recent analysis on scenarios, results from a second survey, directions toward land use changes, and city decision-makers' input on housing and land use policy alternatives. *Action requested: None. Study session only.* No public testimony will be taken.

- **3261 3rd Street land use map change, decision to reconsider.** The City's request for the County to reconsider this request will be heard by the Board of County Commissioners at their January 31, 2017 meeting. Pending a decision to proceed with reconsideration of this item, Planning Commission will reconsider its previous land use designation change decision for this property due to a change in circumstances related to the location of the Blue Line (Land Use Change Request #25). *Action Requested: Decision. Only written public testimony will be taken for this hearing. Written testimony must be submitted by mail, in person or via the online public comment form by 8:00 a.m. on Tuesday, February 14, 2017. Online public comments can be submitted here: <http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>.*
- **Boulder Valley Comprehensive Plan Public Land Use Change Requests – Reconsideration of the Twin Lakes Decision**
Planning Commission will reconsider its September 21, 2016 decision to change the land use map designation for the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kahlua Road (Requests # 35 and #36). A rehearing of this item took place at the Jan. 18, 2017 Planning Commission meeting, and the deliberation and decision will take place at the Feb. 15 meeting. *Action requested: Decision.* No public testimony will be taken.

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ADJOURNED

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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: February 1, 2017-- Daily Times-Call

AFFIDAVIT OF PUBLICATION

TIMES-CALL

State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **February 1, 2017**.

TERRY LOVE

Agent

Subscribed and sworn to before me this *15th* day of
February, 2017 in the County of Boulder, State of Colorado.

Melissa L. Najera
Notary Public

ACCOUNT # 1050753
AD # 1261528
FEE \$103.24



PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: February 15, 2017
TIME: 1:30 P.M.
PLACE: Commissioners Hearing Room, Third Floor,
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- **Boulder Valley Comprehensive Plan Public Land Use Change Requests - Reconsideration of the Twin Lakes Decision** Planning Commission will reconsider its September 21, 2016 decision to change the land use map designation for the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kahlua Road (Requests # 35 and #36). A rehearing of this item took place at the Jan. 18, 2017 Planning Commission meeting, and the deliberation and decision will take place at the Feb. 15 meeting. Action requested: Decision. No public testimony will be taken.

**Due to the situational nature of these agenda items it is difficult for staff to provide accurate time estimates for each item. Please also note that items may be withdrawn or removed from the agenda for various reasons which would impact the timing of subsequent items. Staff may be able to provide a better estimate closer to the hearing. Please contact Planner@bouldercounty.org with any questions.*

ADJOURNED

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Published: Times Call February 1, 2017 - 1261528



Land Use

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BOULDER COUNTY PLANNING COMMISSION

MINUTES

February 15, 2017

AFTERNOON SESSION – 1:30 PM

Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved March 15, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, February 15, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:31 p.m. and adjourning at approximately 6:33 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, W.C. Pat Shanks, Ben Blaugrund, Leah Martinsson, Doug Young, Michael Baker, Lieschen Gargano, Dan Hilton

Commissioners Excused: None

Boulder County Staff Present: Kim Sanchez, Summer Frederick, Michelle McNamara, Matt Thompson, Kathy Parker and Ben Doyle (County Attorneys), Anna Milner, Steven Giang, Nicole Wobus, Pete Fogg, Amy Oeth, Rick Hackett, Ron West and Janis Whisman (Parks and Open Space), George Gerstle (Transportation)

Others: 90-100

MINUTES

MOTION: Doug Young **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from January 18, 2017 as written.

SECOND: Leah Martinsson

VOTE: Motion **PASSED** {8 to 0} Abstained: Dan Hilton

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

Kim Sanchez, Chief Planner, provided two brief updates:

- 1) Acknowledgement of Pat's last Planning Commission hearing and gratitude for Pat's service over the many years (since 2008).

- 32 2) Status of lawsuit from the Attorney General and summary of Boulder County's official
34 response to the suit.

Docket V-16-0011: BEGLEY VACATION

36 Michelle McNamara, Planner II, presented the application for Keegan Begley, vacation request for
38 approximately a 72 foot by 15 foot portion of Primos Rd. The proposed project is located in the
Forestry (F) Zoning District, at 1111 Primos Road, Lot 36 Silver Springs, approximately 1,035 feet
west of the intersection of Nightshade Drive and Primos Road, in Section 28, T1N, R72W.

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February 15, 2017.

44 **PUBLIC HEARING OPENED**

46 **SPEAKERS:** Joe and Kathleen Mantione – 1051 Primos Road (Pooled time)

48 **PUBLIC HEARING CLOSED**

50 **MOTION:** Doug Young MOVED that the Boulder County Planning Commission
52 **CONDITIONALLY APPROVE** and recommend to the Board of County
Commissioners **CONDITIONAL APPROVAL** of **Docket V-16-0011:**
54 **BEGLEY VACATION** subject to the one condition as stated in the staff
recommendation.

56 **MOTION TO AMEND:** Ben Blaugrund MOVED to amend the above motion
58 with language strongly encouraging the applicant to pursue a Variance

60 **SECOND:** Pat Shanks

62 **VOTE:** Motion FAILED {2 to 7}

64 **MOTION:** Doug Young MOVED that the Boulder County Planning Commission
66 **CONDITIONALLY APPROVE** and recommend to the Board of County
Commissioners **CONDITIONAL APPROVAL** of **Docket V-16-0011:**
68 **BEGLEY VACATION** subject to the one condition as stated in the staff
recommendation.

70 **SECOND:** Ben Blaugrund

72 **CONDITION OF APPROVAL**

74 1. The applicants shall meet all the post approval requirements within one year after the date
of the Board of County Commissioners' resolution approving this vacation. This
76 resolution and associated documents shall also be recorded by Land Use Staff with the
County Clerk and Recorder's Office within this one year time-frame. This vacation
78 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).

80 **VOTE:** Motion PASSED Unanimously {9 to 0}

Docket V-16-0007: OLSGARD VACATION

Matthew Thompson, Planner II, presented the application for Robert & Rita Olsgard & Angela Olsgard, request to vacate the alley between Parcel #14614003001 (Lots 1-6, BLK 6, Canfield Wise End) and Parcel #146514003002 (Lots 19-21, BLK 6, Canfield Wise End.), and the alley to the south between Parcel #146514003004 (LOTS 16-17-18 BLK 6 CANFIELD WISE 1 & ELY 40 FT VAC WISE AVE PER VO 7/93 END.) and Parcel #146514003002 (Lots 19-21, BLK 6, Canfield Wise End.). The proposed project is located in the Rural Residential (RR) Zoning District, at 11874 Juniper Street, 11880 Juniper Street, and 11869 Jade Street, West of and adjacent to N. 119th Street and 0.07 of a mile south of Jasper Road, in Section 14, T1N, R69W.

Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated February 15, 2017.

PUBLIC HEARING OPENED

SPEAKERS: None

PUBLIC HEARING CLOSED

MOTION: Pat Shanks MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket V-16-0007: OLSGARD VACATION subject to the three (3) conditions listed in the staff recommendation.

SECOND: Leah Martinsson

CONDITIONS OF APPROVAL

1. The applicants shall remove the tiny house from the subject property prior to the recordation of the Board of County Commissioners' resolution approving this vacation.
2. The applicants shall meet all the post approval requirements within one year after the date of the Board of County Commissioners' resolution approving this vacation. Upon completion of all requirements, Staff shall record in the real property records of the Boulder County Clerk and Recorder the resolution and new deeds that reflect the new parcel boundaries for 11880 Juniper Street and 11874 Juniper Street. This vacation approval shall not be considered final or effective staff completes recording. Finally, this vacation approval shall expire if recording does not occur within the required one-year timeframe.
 - a. As an alternative to deeds that reflect the new boundaries for the two properties, as noted above, the applicants may submit to staff a single deed for the combined parcels and vacated rights-of-way together with a request to the County to merge the parcels. If the applicants choose to merge the parcels, they should contact the Land Use Department for additional requirements.
3. Public Service Company of Colorado (PSCo) owns and operates an existing overhead electric distribution facility in the north-south alley right-of-way between 11880 Juniper Street and 11874 Juniper Street. Prior to recordation of the Board of County Commissioners' resolution approving this vacation the applicant must submit a replacement easement for the existing facilities that include a certified survey of the

134 vacation area with an exhibit that contains the legal description with metes and bounds
135 measurements.

136 **VOTE: Motion PASSED Unanimously {9 to 0}**

138 *Planning Commission took a short break between agenda items 4 and 5 (from approximately 2:18*
139 *p.m. to 2:26 p.m.).*

140

<p><u>Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Major Update (BVCP)</u></p>

142 **Key policy choices related to land use and jobs-housing balance**

143 Lesli Ellis, City of Boulder Comprehensive Planning Manager, provided a detailed overview of
144 findings from the 2016 BVCP Survey, the second community survey with statistically significant
145 sampling to be completed as part of the BVCP Update. Lesli also reviewed the four land use and
146 policy scenarios under consideration to guide changes to the comprehensive plan, potential extension
147 of the height ordinance moratorium, neighborhood center area plans, other action plan items, and key
148 dates as the BVCP update process moves forward. Planning Commission questions and discussion
149 pertained to the timeline of the height moratorium, use of community benefits to approve height
150 variances, the survey participant scope and response rate, affordable housing in industrial areas,
151 subcommunity planning, and questions regarding the infill studies.

152

153 Ms. Ellis then provided a summary of on key policy updates. This includes new policies relating to
154 community benefit, jobs:housing balance, housing , revised subcommunity/area planning, and urban
155 design and character. Lesli also presented eight land use policy questions to planning commission and
156 shared a summary of the feedback staff has received to date from City Council, Planning Board and
157 Board of County Commissioners.

158

159 Planning Commission asked questions and provided feedback related to the non-residential
160 management system in place in the 1990s, how the cash in lieu program relates to the 2008 recession,
161 monetary limits and incentives of the cash in lieu program, the requirement for deed restrictions for
162 properties in relation to rent control laws at the state level, middle market housing prices in relation to
163 the middle income housing strategy, and examples of cash in lieu being a success in places outside of
164 Boulder County.

166 **3261 3rd Street land use map change - reconsideration**

167 Caitlin Zacharias, City of Boulder Planner, provided an overview of the need for Planning
168 Commission to reconsider the Sept. 21 decision related to this property and presented the amended
169 staff recommendation related to reconsideration of the land use and area map change request for 3261
170 3rd street. Reconsideration was requested by the City of Boulder as a result of a change in the location
171 of the blue line following the Nov. 2016 election. This change in circumstances resulted in a change
172 in the staff recommendation from that which was put forward to county decision makers in Sept.
173 2016. Planning Commission asked questions related to the new blue line and its relation to this
174 property. Staff explained that a broader study is underway to address other properties affected by the
175 blue line change, and that the rationale for the amended staff recommendation follows the same
176 rationale as the previous staff recommendation for a more logical service area boundary and
177 maintaining the character of surrounding area.

178

179 **MOTION: Leah Martinsson MOVED that the Planning Commission APPROVE**
180 **staff's amended recommendation for the Area II-III Boundary and land**
181 **use designation previously approved for 3261 3rd street as described in**
182 **the February 15, 2017 staff report to Planning Commission.**

184 **SECOND: Dan Hilton**

186 **VOTE: Motion PASSED {9 to 0}**

188 **6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kalua Road - reconsideration**

190 This agenda item was a continuation of a Jan. 18 Public Hearing for the reconsideration of Planning
Commission's Sept. 2016 decision regarding land use change requests for parcels along Twin Lakes
192 Rd. in Gunbarrel. Nicole Wobus introduced the agenda item and provided clarification to follow up
at the Jan. 18 Public Hearing.

194 Staff, requesters and experts were available to answer questions from Planning Commission. Planning
196 Commission asked questions regarding the following topics: clarification of potential motion
language in the staff report; open space acquisition in relation to the Gunbarrel Improvement District;
198 dedication and annexation of the subject parcels; the type of development that could take place on the
BVSD parcel; BVSD's employee survey results; potential for utilizing athletic fields and other space
200 adjacent to schools for housing; how the Twin Lakes Rd. parcels could gain contiguity for
annexation; availability of city services; county regulations and zoning of the properties; past
202 discussions of potential annexation of the 6655 Twin Lakes Rd. parcel previously owned by the
Archdiocese of Denver; history of water main breaks in the area; the proposed wildlife corridor; the
204 potential for development to affect great horned owls that live in the vicinity; the community benefit
of using the parcels to address the shortage of affordable housing; the mix of housing types under
206 consideration for the parcels; the amount of land proposed to be set aside for buffers and corridors;
and the relationship between development intensity and project finances and feasibility.

208 Planning Commission deliberated and discussed topics such as: the scope and level of detail for
210 consideration as part of the land use designation change decision; whether development on the parcels
would be considered infill; advantages and disadvantages of the proposed Medium Density
212 Residential land use designation in comparison to the current land use designations; the appropriate
dimensions of land proposed to be set aside for buffers, and for use as a wildlife corridor and trail;
214 wildlife and hydrology considerations related to the parcels; walkability and proximity to services;
considerations related to urban design and compatibility with the broader Gunbarrel area; potential for
216 land banking the property until the affordable housing crisis intensifies; the lost opportunity to
preserve the ecology of these parcels through the wildlife corridor if these parcels are land banked
218 and developed at greater density in the future; teacher salaries in the Boulder Valley School District
and school district employees' need for affordable housing; the BVCP's guidance related to compact
220 development and affordable housing.

222 **MOTION: Leah Martinsson MOVED to approve the BVCP Land Use Map Change**
224 **to Medium Density Residential and Environmental Preservation for**
226 **6500 Twin Lakes Road, 6655 Twin Lakes Road, and 0 Kalua Road, as**
 shown and described in the Jan. 18, 2017 staff report, subject to two
228 **recommendations: 1) that the total maximum units to be calculated be**
 based on the acreage designated Medium Density and 2) that any future
 annexation requests and site review processes adhere to the guiding
 principles established by the Twin Lakes Stakeholder Group.

230 **SECOND: Lieschen Gargano**

232 **VOTE: Motion FAILED {4 to 5}**

234

246

248



Land Use

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BOULDER COUNTY PLANNING COMMISSION AGENDA

March 15, 2017
3:00 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 3:00 P.M.

1. NOMINATION OF OFFICERS

Chair, Vice-Chair, and Second Vice-Chair

2. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the *February 15, 2017* 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-16-0010: BURD VACATION

Request: Request to vacate approximately a 235' by 20' portion of Fourmile Canyon Dr. and a 17.5' by 50' portion of 3rd St. south of Fourmile Canyon Dr.
Location: At 6224 and 6240 Fourmile Canyon Drive, on Parcel #s 146119003005 (Lots 9-14 Blk 3 Wall Street) and 146119004001 (Lots 1-4 Blk 4 Wall Street), approximately 1.3 miles west of the intersection of Gold Run Rd. and Fourmile Canyon Dr., in Section 19, Township 1N, Range 71W.
Zoning: Forestry (F) Zoning District
Applicant: Donald Burd
Agent: Ann Cooper
Action Requested: Recommendation to the BOCC.
Public testimony will be taken.
(Staff Planner: Michelle McNamara)
Docket Webpage: <http://www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1434>

5. Docket SU-16-0002: Verizon Telecommunication Tower

Request: Special Use Review for a 50' telecommunication tower.
Location: At 9875 Vermillion Road, approximately 2,400 feet east of the intersection of 95th St. and Vermillion Rd., in Section 16, Township 3N, Range 69W.
Zoning: Agricultural (A) Zoning District
Owner: Longs Peak Water District
Applicant: Verizon Wireless
Agent: Rachel Long, Retherford Enterprises
Action Requested: Recommendation to the BOCC.

Public testimony will be taken.

(Staff Planner: Michelle McNamara)

Docket Webpage: <http://www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1339>

6. Docket BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update

Staff will present the recommended update to the Boulder County Comprehensive Plan Open Space Element. Staff will summarize overall proposed changes to the Open Space Element relative to the current version. The presentation will focus on revisions made in response to feedback provided by Planning Commission in Oct. and Nov., 2016, including minor changes to the narrative, and changes to mapping for view protection from roadways. Planning Commission previously reviewed this and related Open Space Element Update matters at a June, 2015 meeting, at a joint study session with the Parks and Open Space Advisory Committee in Apr., 2016, and as part of the Aug., Oct., and Nov., 2016 Planning Commission meetings. *Action requested: Approval.*

Public testimony will be taken.

(Staff Planners: Nicole Wobus, Steven Giang, and David Haines, Land Use Department; Tina Nielsen, Parks and Open Space Department)

Docket Webpage: <http://www.bouldercounty.org/property/build/pages/bccp150001.aspx>

ADJOURNED

****Note:** The bathrooms on the 3rd floor of the Boulder County Courthouse will be out of service March 2017. All persons attending this hearing will need to utilize the first floor bathrooms.**

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 page approximately one week prior to the hearing.



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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: March 15, 2017
TIME: 3:00 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 – 3:00 P.M.

Docket V-16-0010: BURD VACATION

Request to vacate approximately a 235' by 20' portion of Fourmile Canyon Dr. and a 17.5' by 50' portion of 3rd St. south of Fourmile Canyon Dr., submitted by Donald Burd, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 6224 and 6240 Fourmile Canyon Drive, on Parcel #s 146119003005 (Lots 9-14 Blk 3 Wall Street) and 146119004001 (Lots 1-4 Blk 4 Wall Street), approximately 1.3 miles west of the intersection of Gold Run Rd. and Fourmile Canyon Dr., in Section 19, Township 1N, Range 71W.
Action Requested: Recommendation to the BOCC. Public testimony will be taken.

Docket SU-16-0002: Verizon Telecommunication Tower

Special Use Review for a 50' telecommunication tower, submitted by Longs Peak Water District & Verizon Wireless, in accordance with the Boulder County Land Use Code. The proposed project is located in the Agricultural (A) Zoning District, at 9875 Vermillion Road, approximately 2,400 feet east of the intersection of 95th St. and Vermillion Rd., in Section 16, Township 3N, Range 69W.
Action Requested: Recommendation to the BOCC. Public testimony will be taken.

Docket BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update

Staff will present the recommended update to the Boulder County Comprehensive Plan Open Space Element. Staff will summarize overall proposed changes to the Open Space Element relative to the current version. The presentation will focus on revisions made in response to feedback provided by Planning Commission in Oct. and Nov., 2016, including minor changes to the narrative, and changes to mapping for view protection from roadways. Planning Commission previously reviewed this and related Open Space Element Update matters at a June, 2015 meeting, at a joint study session with the Parks and Open Space Advisory Committee in Apr., 2016, and as part of the Aug., Oct., and Nov., 2016 Planning Commission meetings. *Action requested: Approval. Public testimony will be taken.*

ADJOURNED

PC Public Notice

March 15, 2017

Page - 2 -

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> 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.

Published: March 1, 2017-- Daily Times-Call

AFFIDAVIT OF PUBLICATION

TIMES-CALL

State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

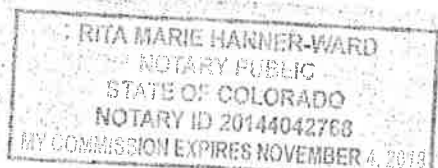
The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **March 1, 2017**.

Agent

Subscribed and sworn to before me this 2nd day of **March, 2017** in the County of Boulder, State of Colorado.

Notary Public

Account #1050753
Ad #1273745
Fee \$64.38



PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: March 15, 2017
TIME: 3:00 P.M.
PLACE: Commissioners Hearing Room,
Third Floor, Boulder County Court-
house, 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 - 3:00 P.M.

Docket V-16-0010: BURD VACATION

Request to vacate approximately a 235' by 20' portion of Fourmile Canyon Dr. and a 17.5' by 50' portion of 3rd St. south of Fourmile Canyon Dr., submitted by Donald Burd, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 6224 and 6240 Fourmile Canyon Drive, on Parcel #s 146119003005 (Lots 9-14 Blk 3 Wall Street) and 146119004001 (Lots 1-4 Blk 4 Wall Street), approximately 1.3 miles west of the intersection of Gold Run Rd. and Fourmile Canyon Dr., in Section 19, Township 1N, Range 71W.

Action Requested: Recommendation to the BOCC. Public testimony will be taken.

Docket SU-16-0002: Verizon Telecommuni- cation Tower

Special Use Review for a 50' telecommunication tower, submitted by Longs Peak Water District & Verizon Wireless, in accordance with the Boulder County Land Use Code. The proposed project is located in the Agricultural (A) Zoning District, at 9875 Vermillion Road, approximately 2,400 feet east of the intersection of 95th St. and Vermillion Rd., in Section 16, Township 3N, Range 69W. Action Requested: Recommendation to the BOCC. Public testimony will be taken.

Docket BCCP-15-0001: Boulder County Com- prehensive Plan Open Space Element Up- date

Staff will present the recommended update to the Boulder County Comprehensive Plan Open Space Element. Staff will summarize overall proposed changes to the Open Space Element relative to the current version. The presentation will focus on revisions made in response to feedback provided by Planning Commission in Oct. and Nov., 2016, including minor changes to the narrative, and changes to mapping for view protection from roadways. Planning Commission previously reviewed this and related Open Space Element Update matters at a June, 2015 meeting, at a joint study session with the Parks and Open Space Advisory Committee in Apr., 2016, and as part of the Aug., Oct., and Nov., 2016 Planning Commission meetings. Action requested: Approval. Public testimony will be taken.

ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> 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.

Published: Longmont Times-Call March 1,
2017 - 0001273745



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BOULDER COUNTY PLANNING COMMISSION

MINUTES

March 15, 2017

AFTERNOON SESSION – 3:00 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

{Approved on April 19, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 3:00 PM

On Wednesday, March 15, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 3:04 p.m. and adjourning at approximately 5:34 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, Sam Fitch, Leah Martinsson, Doug Young, Lieschen Gargano, Dan Hilton, Sean Stewart

Commissioners Excused: Ben Blaugrund

Boulder County Staff Present: Kim Sanchez, Summer Frederick, Michelle McNamara, Kathy Parker (Assistant County Attorney) Anna Milner, Steven Giang, David Haines, Nicole Wobus, Amy Oeth, Ron West and Tina Nielsen (Parks and Open Space)

Others: 10

NOMINATION OF OFFICERS

Ann Goldfarb nominated **Natalie Feinberg Lopez as Chair** of the Planning Commission. Lieschen Gargano seconded.

Doug Young nominated **Dan Hilton for Vice Chair** of the Planning Commission. Leah Martinsson seconded.

Lieschen Gargano nominated **Lieschen Gargano for Second Vice Chair** of the Planning Commission. Leah Martinsson seconded.

VOTE: {8 to 0}

MINUTES

MOTION: Doug Young MOVED that the Boulder County Planning Commission APPROVE the Minutes from February 15, 2017 as written.

SECOND: Ann Goldfarb

VOTE: Motion PASSED {6 to 0} Abstained: Sean Stewart and Sam Fitch

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

None.

Docket V-16-0010: BURD VACATION

Michelle McNamara, Planner II, presented the application for Donald Burd, requesting to vacate approximately a 235' by 20' portion of Fourmile Canyon Dr. and a 17.5' by 50' portion of 3rd St. south of Fourmile Canyon Dr. The proposed vacation is located in the Forestry (F) Zoning District 6224 and 6240 Fourmile Canyon Drive, on Parcel numbers 146119003005 (Lots 9-14 Blk 3 Wall Street) and 146119004001 (Lots 1-4 Blk 4 Wall Street), approximately 1.3 miles west of the intersection of Gold Run Rd. and Fourmile Canyon Dr., in Section 19, T1N, R71W.

Staff recommended **CONDITIONAL APPROVAL** as outlined in the staff recommendation, dated March 15, 2017.

PUBLIC HEARING OPENED

SPEAKERS: Michael Whited – 6148 Fourmile Canyon Drive; Jeff Holland – 6266 Fourmile Canyon Drive;

PUBLIC HEARING CLOSED

MOTION: Leah Martinsson, after consideration of Article 10-200, MOVED that that the Boulder County Planning Commission **CONDITIONALLY APPROVE and recommend to the Board of County Commissioners **CONDITIONAL APPROVAL** of Docket V-16-0010: BURD VACATION with conditions set forth in the staff recommendation and with the additional condition requested by Excel.**

SECOND: Lieschen Gargano

CONDITIONS OF APPROVAL

1. Land Use staff shall record the Board of County Commissioners' resolution approving the vacation with the County Clerk and Recorder's Office within one year after the date of the Board's adoption of the resolution. The approval shall not be considered to be final or effective until this recordation occurs, and shall expire if recordation does not occur within the required one year.
2. The applicant and the property owner at 6266 Fourmile Canyon Drive shall redefine their property deed to include the area of land gained through this right-of-way vacation. The deeds shall be recorded by Land Use staff subsequent to recordation of the resolution of approval.

- 84 3. The portion of 3rd Street right-of-way over which the existing drive sits shall be vacated
86 subject to an easement for the public.
- 88 4. The 3rd Street right-of-way shall be vacated subject to an easement for the applicant's
90 well that sits within the 3rd Street right-of-way and for ingress and egress of the applicant
92 to his well.
- 94 5. The existing 51-square-foot shed shall be removed, or moved to meet the Forestry zoning
96 setback requirements.
- 98 6. The Applicants shall be subject to the terms, conditions, and commitments of record and
in the file for Docket V-16-0010: Burd Vacation.

VOTE: Motion PASSED Unanimously {8 to 0}

<p><u>Docket SU-16-0002: Verizon Telecommunication Tower</u></p>

100 Michelle McNamara, Planner II, presented the application for Verizon Wireless (applicant) and
102 Longs Peak Water District (Owner), for a Special Use Review for a 50-foot telecommunication
104 tower. The proposed project is located in the Agricultural (A) Zoning District, at 9875 Vermillion
Road, approximately 2,400 feet east of the intersection of 95th Street and Vermillion Road., in
Section 16, Township 3N, Range 69.

106 Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated
108 March 15, 2017.

PUBLIC HEARING OPENED

SPEAKERS: None.

PUBLIC HEARING CLOSED

114 **MOTION:** Leah Martinsson MOVED that the Boulder County Planning
116 Commission **CONDITIONALLY APPROVE** and recommend that the
118 Board of County Commissioners **CONDITIONALLY APPROVE**
Docket SU-16-0002: Verizon Telecommunication Tower subject to the
three conditions listed in the staff recommendation.

SECOND: Sam Fitch

CONDITIONS OF APPROVAL

- 124 1. The Applicant shall provide a Development Agreement, for review and approval by
126 County staff, prior to the issuance of any permits by the Boulder County Land Use
128 Department and prior to the recordation of said agreement.
- 130 2. The Applicant is subject to all applicable County Building Division requirements for a
building permit.

3. The final silo color and design shall be reviewed and approved by Land Use prior to issuance of a building permit.
4. *Prior to the foundation form inspection*, the Setback Survey Verification Form must be completed by a licensed surveyor and submitted to the Land Use Department for the eight foot chain-link fence.
5. *Prior to the recordation of the Development Agreement*, the first part of the Height Survey Verification form and must be completed and submitted to the Land Use Department.
 - a. *Prior to rough frame inspection*, the second part of the form will be provided upon building permit application and must be submitted to the Land Use Department.
6. *Prior to recordation of the Development Agreement*, submit to the Land Use Department for review and approval one copy of the proposed Revegetation Plan.
 - a. *Prior to the final inspection*, the approved revegetation plan shall be installed.
7. *Prior to issuance of building or grading permits*, details regarding the placement and construction of the catch fence must be submitted to and approved by the Land Use Department. The placement and profile of the catch fence must be shown on the Revegetation Plan.
 - a. *Prior to any grading or site disturbance*, the catch fence must be installed as required per the approved plans.
 - b. *At the time of the footing foundation inspection and all subsequent inspections*, the Land Use Department must confirm the catch fence has been installed as required per the approved plans.
8. All structures and equipment, including but not limited to the tower, antenna, antenna mounting hardware, cable, and ground located equipment, shall be removed from the site immediately upon discontinuance of its use, at the operators and/or owners expense.
9. *Prior to recordation of the Development Agreement*, the final color and design of the tower shall be approved by the Land Use Department.
10. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-16-0002: Verizon Telecommunications Tower.

VOTE: Motion PASSED Unanimously {8 to 0}

Docket BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update

Tina Nielsen, Special Projects Manager, provided an overview of the process to date. She introduced the basic goals for the Open Space Element update and reiterated the Planning Commission's role and scope during this process. She also provided a summary of the changes since October 2016, including consolidation of the open space values and functions as well as the amended language in the first goal of the OSE.

182 Nicole Wobus, Long Range Planning and Policy Manager, provided an explanation of the updates to
184 the mapping component associated with the Open Space Element. The two maps that will accompany
186 the updated OSE are: 1) an Open Space and Public Lands Map, and 2) a View Protection Corridor
Map. Ms. Wobus introduced the new View Protection Corridor map and discussed how planners will
use the map as a tool to inform their own more comprehensive analyses of aesthetic resources.

188 David Haines, GIS Manager, provided an overview of the maps in greater detail. He demonstrated the
190 VPC maps' ability to interface with Plan X, a tool used by planners. David further explained that the
VPC picks up new areas that the previous version did not capture.

192 The Planning Commission discussion covered topics such as: the design and layout of the text boxes
194 about protection mechanisms; how Planners will utilize the new mapping within Plan X and how the
public can access that type of mapping information; the type of applicants planners see in a
development review process and how that process would work with the updated OSE policy and
196 mapping in place; inquiries about the Parks and Open Space Advisory Commission and Planning
Commission study session; the list of values and functions and how that was created; and the update
198 cycle for maps within the Parks and Open Space and Land Use Departments.

200 One issue that was flagged by a member of the Planning Commission was an observation that about a
202 ridge in the lower Sunshine Canyon is not captured in the VPC map. David Haines provided an
204 explanation of mapping factors that may account for this outcome (e.g., the mapping criteria related
to roads on a canyon and roads in a steep slope would not both be counted, resulting in a lower score
than one might expect for the location). Staff highlighted that the mapping has limitations, and that is
reflected in the evolution of how staff proposed to use the mapping; it will be used as one tool
206 planners will reference in their more comprehensive assessment of aesthetic resources. Staff also
offered to set a time later in the year to revisit the View Protection Corridor mapping and discuss
208 potential refinements, once Commissioners and planners have had more time to use the maps.

210 *Commissioner Leah Martinsson departed the hearing room at 5:01 p.m.*

212 **PUBLIC HEARING OPENED**

214 **SPEAKERS:** Ron Stewart – 814 Half Measures Drive

216 **PUBLIC HEARING CLOSED**

218 **MOTION:** Lieschen Gargano **MOVED** that the Planning Commission adopt
220 updated **Docket BCCP-15-0001: Boulder County Comprehensive Plan**
Open Space Element Update as described in the March 15, 2017 staff
222 report to Planning Commission, subject to the removal of erroneous
footnote in Attachment C.

224 **SECOND:** Ann Goldfarb

226 **VOTE:** Motion PASSED {7 to 0}

ADJOURNED

228

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.



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC MEETING BOULDER COUNTY, COLORADO PLANNING COMMISSION AND RESOURCE CONSERVATION ADVISORY BOARD

DATE: March 22, 2017
TIME: 5:00 P.M. (Joint Study Session)
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 and the Resource Conservation Advisory Board at the time and place specified above. All persons interested in the following item are requested to attend such meeting.

JOINT STUDY SESSION – 5:00 P.M.

Docket BCCP-16-0001: Boulder County Comprehensive Plan Update - Joint Study Session between Planning Commission and Resource Conservation Advisory Board

The purpose of this session is to gather input from the Planning Commission (PC) and Resource Conservation Advisory Board (RCAB) on the DRAFT update of the Boulder County Comprehensive Plan Sustainable Materials Management Element. PC and RCAB will each hold a public hearing at a later date. *Discussion Item – No Action Requested: Public testimony will not be taken.*

ADJOURNED

Detailed information regarding this item is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/property/build/pages/bccp160001.aspx> 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.

Published: March 8, 2017-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2017\pc1703pnoJointRCAB.doc

AFFIDAVIT OF PUBLICATION

CAMERA

State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the CAMERA is a daily newspaper printed, in whole or in part, and published in the City of Boulder, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Broomfield counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **March 8, 2017**.

PERRY LOVE

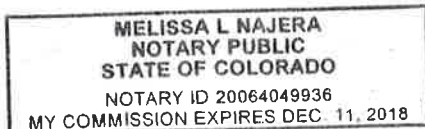
Agent

Subscribed and sworn to before me this *8th* day of **March, 2017** in the County of Boulder, State of Colorado.

Melissa L. Najera

Notary Public

Account # 1050753
Ad # 1277803
Fee \$37.41



PUBLIC MEETING BOULDER COUNTY, COLORADO PLANNING COMMISSION AND RESOURCE CONSERVATION ADVISORY BOARD

DATE: March 22, 2017
TIME: 5:00 P.M. (Joint Study Session)
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 and the Resource Conservation Advisory Board at the time and place specified above. All persons interested in the following item are requested to attend such meeting.

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ADJOURNED

Detailed information regarding this item is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/property/build/pages/bccp160001.aspx> 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.

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Published: Longmont Times-Call March 8, 2017 - 0001277803



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BOULDER COUNTY PLANNING COMMISSION & RESOURCE CONSERVATION ADVISORY BOARD STUDY SESSION

MEETING SUMMARY

March 22, 2017

SPECIAL SESSION – 5:00 PM

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

BCCP-16-0001: Boulder County Comprehensive Plan Sustainable Materials Management Element Update

On Wednesday, March 22, 2017, members of Planning Commission (PC) and the Resource Conservation Advisory Board (RCAB) met at a joint study session to discuss the proposed changes in the Sustainable Materials Management Element (SMME). Steven Giang, Boulder County Land Use Planner, presented an overview of the SMME process to date, an overview of the policy & goals structures in the plan, and a review of the draft plan policies by focus area.

Staff provided three study session questions to focus the discussion:

1. Should there be changes to policy language to better reflect the goals of the county and the county's strategies and guiding principles?
2. Are there policies that should be added or removed to better capture the county's sustainable materials management-related activities and objectives?
3. Can policies 2.5 (Promotion of Awareness of SMM) and 2.6 (Education and Outreach) be combined into a single policy?
4. Any other feedback, comments, changes?

PC and RCAB questions, discussion, and feedback addressed the following topics organized by goal and topic. Action items requested by PC and RCAB, and staff responses are noted.

General

- Appreciation for the re-write, and for inclusion of references to climate change. Comments that the rewrite represents a major improvement and evolution of the document.
- Request to include energy regeneration / energy recover in the SMME. [Early in the meeting this topic was flagged as one to come back to, but additional discussion did not take place.]
- Request adding language to try and reduce consumption and sustainably sourced materials before getting to management of the waste stream.
- Request to ensure the document addresses new challenges presented by E-Waste.

Goal 1

- Recommendation to add language pertaining to best practices and a separate question about whether to define best practices within the document.
 - Staff suggested referencing best management practices in the element, but not defining them. Best practices can be articulated in the master plans and not the comprehensive plan. Others supported this approach.

Goal 2

- Request to remove language about use of “viable financing mechanisms” but to keep language noting the importance of financing and planning for future SMM investments.
- Suggestions that the lists in this section were too programmatic for the purposes of a policy document.
 - A large part of the discussion revolved around the lists associated with various policies and what level of detail belongs in this document. There was acknowledgment that the tighter the lists are the more likely they will get used.
- Requests to remove the list under Policy 2.1 Facilitation of SMM Activities and Policy 2.4 Financing and Planning Mechanisms.
 - Request to keep reference to biomass if list under 2.1 is removed, as biomass has significant importance.
 - Guidance to staff to review bullets under 2.1 to part down to the essential policy statements, eliminating programmatic references.
- Requests to combine Policy 2.5 Promotion of Awareness of SMM and Policy 2.6 Education and Outreach.
- Recommendation to combine Policy 2.5 Promotion of Awareness of SMM and Policy 2.6 Education and Outreach.
- Request to ensure non-profit organizations are included in public-private partnerships.
- Question about whether the importance of “local” comes through sufficiently in the document. Request to emphasize the supply-demand loop and the importance of keeping demand local.

Goal 3

- Recommendation to include stronger language to address Hazardous Materials.
- Request for greater clarity regarding whether permanent hazardous waste disposal facilities will be located within the county.
- Request to keep language in existing SW1.08,¹ and a counter-request for the county to allow for processing of wastes within the county, but not permanent storage.
- The main concern regarding hazardous waste pertained to fracking fluids.
 - Dale Case, Land Use Director, clarified that disposal of fracking fluids is carried forward through oil and gas regulations. The regulations prohibit injection wells in the county, and injection wells are the main form of fracking fluid disposal.
- Request to keep specific reference to “fracking fluids”; recognition that this is a rare exception when greater specificity is warranted.

¹ SW 1.08 currently reads: Hazardous waste disposal facilities shall not be located in Boulder County because of the populous nature of the county and the potential for damage to life, health and the environment from a permanent disposal site. Transfer facilities for the handling of small quantities of hazardous waste may be allowed if such facilities can meet all federal, state, and local requirements for the handling of hazardous wastes.

- Recognition of the need to address potential hazardous waste issues that will be relevant for the 20+ year time horizon the element may be in place.
- Request for clarity in 3.1 regarding whether the reference to taking SMM into consideration in review of plans should apply to all planning in the county (e.g., open space master plans, etc.).
- Request adding language that pertains to baseline data and monitoring information with regards to Policy 3.1 Criteria for Evaluating SMM Efforts (e.g., as it pertains to reduction of greenhouse gases, toxic materials and any other references to “reducing”).
- Request to add language to 3.1 along the lines of “prioritize diversion practices that best preserve the inherent value of the resources used.” Another suggestion that the reference to that concept could either be in the definitions or within goal 1
- Request for consistency in use of “must” vs. “shall.”

Goal 4 & Goal 5

- Request combining goals 4 and 5.
- Request to shift to “gather and consider” or “gather and integrate” stakeholder input rather than “gather and review.”
- Request to keep emphasis on collaboration with stakeholders as that is different from collecting public input.
- Request to consider referencing both “upstream and downstream stakeholders.”
- Request to include the term “stakeholders” during the input process of SMM facilities and plans.
- Recommend combining Policy 5.1 Input and 5.4 Input from Stakeholders.
- Request to ensure the agricultural community is represented among stakeholders.



Land Use

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BOULDER COUNTY PLANNING COMMISSION AGENDA

April 19, 2017
1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M.

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**

Approval of the *March 15, 2017* 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 BVCP-15-0001: Boulder Valley Comprehensive Plan**

Joint Planning Commission – Board of County Commissioners study session to review and provide feedback on the Draft BVCP Plan, particularly key policy areas. *Action Requested: None. Study session only.* No public testimony will be taken.

(Staff Planners: Nicole Wobus and Amy Oeth, Land Use Department; Lesli Ellis and Phil Kleisler, City of Boulder)

Docket Webpage: <http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>

4. **Docket DC-17-0001: Land Use Code text amendments to the floodplain regulations and related Provisions and Docket Z-17-0001: Zoning Map Amendments to the Floodplain Overlay District**

Land Use Code (the “Code”) text amendments to amend the County’s floodplain regulations, codified in Articles 4-400 et seq., and related provisions of the Code in Article 3 (Processes), Article 4 (Zoning) and Article 18 (Definitions). Zoning map amendments for the Floodplain Overlay District (“FO District”), specifically the Boulder County Floodplain and Floodway, based upon the floodplain remapping of the Colorado Hazard Mapping Project (“CHAMP”), Federal Emergency Management Agency (“FEMA”) Risk MAP and other best available data. *Action Requested: Recommendation to BOCC.* Public testimony will be taken.

(Staff Planners: Varda Blum and Erin S. Cooper, Transportation Department)

Docket Webpage: <http://www.bouldercounty.org/property/build/pages/lucodeupdatedc170001.aspx>

5. **Planning Commission Training Series**

(Staff: Kathy Parker, Assistant County Attorney)

ADJOURNED

****Note:** The bathrooms on the 3rd floor of the Boulder County Courthouse will be out of service April 2017. All persons attending this hearing will need to utilize the first floor bathrooms.**

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 page approximately one week prior to the hearing.



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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: April 19, 2017
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 BVCP-15-0001: Boulder Valley Comprehensive Plan

Joint Planning Commission – Board of County Commissioners study session to review and provide feedback on the Draft BVCP Plan, particularly key policy areas. *Action Requested: None. Study session only.* No public testimony will be taken.

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Action Requested: Recommendation to BOCC. Public testimony will be taken.

Planning Commission Training Series

ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> 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.

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Published: April 5, 2017-- Daily Times-Call

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AFFIDAVIT OF PUBLICATION

TIMES-CALL

State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **April 5, 2017**.

TERRY COVE

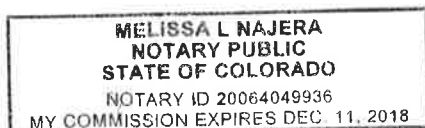
Agent

Subscribed and sworn to before me this 9th day of **April, 2017** in the County of Boulder, State of Colorado.

Melissa L. Najera

Notary Public

Account # 1050753
Ad # 1291153
Fee \$49.01



PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: April 19, 2017
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.

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Planning Commission Training Series

ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> 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.

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Published: Longmont Times-Call April 5, 2017 - 1291153



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BOULDER COUNTY PLANNING COMMISSION

MINUTES April 19, 2017

AFTERNOON SESSION – 1:30 PM
Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved on May 17, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, April 19, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:30 p.m. and adjourning at approximately 5:12 p.m.

Commissioners Present: Elise Jones, Cindy Domenico, Deb Gardner, Ann Goldfarb, Natalie Feinberg Lopez, Sam Fitch, Doug Young, Lieschen Gargano, Dan Hilton, Sean Stewart

Commissioners Excused: Ben Blaugrund, Leah Martinsson

Boulder County Staff Present: Summer Frederick, Kathy Parker (Assistant County Attorney), Varda Blum and Erin Cooper (Transportation), Anna Milner, Steven Giang, Nicole Wobus, Amy Oeth, George Gerstle (Transportation), Liz Cross (Assistant County Attorney), Rick Hackett, Ben Doyle, Dale Case.

Others: 10 - 15

MINUTES

MOTION: Doug Young **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from March 15, 2017 as written.

SECOND: Ann Goldfarb

VOTE: Motion **PASSED** {7 to 0}

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

Nicole Wobus, Boulder County Long Range Planning Manager, provided a staff update. A letter from the Colorado Department of Wildlife regarding wildlife issues related to the Twin Lakes properties

32 (6655 and 6500 Twin Lakes Rd. and 0 Kalua Rd.) that were the subject of BVCP Land Use
change requests #35 and 36 (Docket BVCP-15-0001) was submitted for addition to the public record.

<u>BVCP-15-0001: Boulder Valley Comprehensive Plan</u>

34 The purpose of the joint study session with the Board of County Commissioners (BOCC) and the
36 Planning Commission was to review the BVCP 2015 Update draft plan and seek feedback prior to
revising the draft for adoption. Nicole Wobus and Lesli Ellis, City of Boulder Comprehensive
38 Planning Manager, presented an overview of the BVCP process and next steps (including Action Plan
development), information on the status of the city and county IGA renewal and its relationship to the
40 BVCP, and a review of draft plan policies by focus area.

42 Staff provided three study session questions to direct the discussion:

- 44 1. Do the PC and BOCC agree with or have any input on the policy changes?
- 46 2. Do the PC and BOCC have feedback on outstanding policy items noted by staff as undergoing
further review?
- 46 3. Do the PC and BOCC have feedback on which policies include reference to the county?

48 BOCC and Planning Commission questions, discussion and feedback addressed the following topics,
organized by theme. Action items requested by Planning Commission and BOCC, and staff responses
50 are noted.

52 *Housing and Affordability*

- A request to add language to Policy 7.08 (Preservation and Development of Manufactured
54 Housing) addressing potential improvements to manufactured housing
 - *Staff indicated that this would be addressed in a future update when staff will have*
56 *more experience implementing successful models.*

Growth and Balance

- Appreciation for policy updates aimed at improving the jobs:housing balance
- Consideration of including the county policy 7.10 (Balancing Housing Supply with
60 Employment Base)
 - *Staff explained that this policy is about the type of development that would take place*
62 *in the city, not the county.*

Design Quality and Placemaking

- Appreciation by one commissioner for progress made on defining community benefits
- Requests to be strategic about where building height over 35 feet will be allowed (e.g.,
66 Boulder Valley Regional Center vs. other areas), to be clearer about how community benefits
would result in allowing taller buildings, and to add clarity regarding height vs. density
 - *Staff explained that allowances would only be in some areas, heights would vary*
68 *within planning areas, site review criteria will more specific address how community*
70 *benefits can be applied, and the maximum height city-wide is 55 feet.*

Resilience and Climate Commitment

- Support for updated language for flood-related policies 3.20 (Floodplain Management) and
72 3.23 (Larger Flood Events) prepared by staff following the March 24 draft
- Questions about why more details for flood mitigation are not included in the policies
74

- Staff explained that flood mitigation plans and projects at the city, as well as the site plan review process address details.
- Concern for lack of clarity in the “darn near” wording included in policy 4.07 (Waste Minimization and Recycling)
- A request to revise 6.01 (All Mode Transportation System and Complete Streets) so that walking is not the focus, and a counter comment supporting the existing language
- A request to add the word “mitigate” to in the introduction on page 11 of the draft plan, second paragraph, to include a reference to mitigating chronic stresses

Subcommunity and Area Planning

- A question about the connection between the Alpine and Balsam project and the Broadway Corridor Plan
 - Staff explained that this connection is referenced in the Action Plan, and work to scope and define boundaries for the corridor planning is underway.

Small Local Business

- A request to add reference to supporting affordable business space for non-profits

IGA, Amendment Procedures, and the Four-body Process

- Planning commissioner concern for removing the four-body review process for Area II land use requests, and a request to clarification on the rationale for the potential change
- Clarification by BOCC noting the long-standing eligibility of Area II land for annexation, the limited amount of land remaining in Area II, and the limited amount for which development would have potential for regional impacts
- Clarification that BOCC requests preserving a call-up option for Area II properties (i.e., the county could request a decision making role based on specific conditions, but the default would be a referral role only)
- Clarification that BOCC’s highest priority is Area III and BOCC will seek to maintain 4-body review for Area III changes, with the exception of minor Area II/III adjustments)

The Board of County Commissioners departed the hearing room after the conclusion of the discussion of docket BVCP-15-0001 at approximately 3:26 p.m.

Docket DC-17-0001: Land Use Code text amendments to the floodplain regulations and related Provisions and Docket Z-17-0001: Zoning Map Amendments to the Floodplain Overlay District

Erin Cooper, Floodplain Specialist, presented on the staff recommendation to adopt revised floodplain mapping into the Floodplain Overlay District and amend related Land Use Code text to provide clarity in the code language related to floodplain regulations and allow the zoning map amendments to incorporate the adoption and use of best available data. Changes to the Floodplain Overlay District (“FO District”) are to allow incorporation of revised floodplain mapping developed through Phase I of the Colorado Water Conservation Board’s Colorado Hazard Mapping Program (CHAMP) and related studies. The related code text amendments clarify existing processes for adopting the floodplain mapping and using it as best available data for regulatory purposes.

Erin explained the technical review and outreach activities that have been completed since receiving the revised mapping data in October 2016, along with the regular coordination undertaken between the county, consultants, CHAMP, and FEMA. Outreach activities included five public meetings for

118 property owners along the river reaches included in this phase of remapping as well as extensive
120 online resources made available for regular public input and data review.

122 Comments received throughout the draft map review period (October 2016 through March 2017)
124 varied but most commonly focused on what information was used to inform the new mapping and
126 why the maps did not directly reflect the experienced flood event of September 2013. The
presentation provided some explanations for these questions and highlighted that some comments and
information provided to the technical review team by the public helped to refine the models used to
create the maps.

128 Matt Buddie, FEMA Region VIII Flood Insurance and Mitigation Specialist, also spoke in support of
130 the zoning and code amendments as mechanisms for improving flood risk mitigation throughout
unincorporated Boulder County.

132 Erin recommended that Planning Commission recommend that the Board of County Commissioners
134 adopt the floodplain code text amendments proposed in Docket Z-17-0001 and Docket DC-17-0001,
as outlined in the staff report dated April 12, 2017.

136 **STAFF PRESENTATION CONCLUDED**

138 Question from the Board (Doug Young) about the deleted Land Use Code section 4-403(D)(3) and
140 how it was repetitive.

Varda Blum, Floodplain Program Manager, and Liz Cross, Assistant County Attorney, clarified how
142 this section was repetitive of section 4-1100, in which the rezoning request provision already existed.

144 **PUBLIC HEARING OPENED**

146 **SPEAKERS:**

148 **Robert DeHaas – 1903 Linden Dr. (Pinebrook Water), Twomile Canyon Creek.** Agrees with the
150 stated goal of the program, but does not agree that it reflects best available data.
Pine Brook Water built a dam and had three separate studies done when the dam
152 was built. The 2013 Flood event for Pine Brook was likely a 100-yr event. The
engineers who did this study [CHAMP] did not look at all available information,
154 and the information Pine Brook Hills has and the study the City of Boulder did has
been ignored.

156 **Andrew Rose – 1177 Fourmile Canyon Dr., Fourmile Creek.** Wanted to build a deck, but was
158 told the deck would be in a floodway – so he wasn't allowed. These maps have an
impact on property values. He is not completely sure that the appeal process will be
160 fair and open, and feels that the public involvement process has been opaque.
Further, there is disagreement over whether it was a 100-yr event in Fourmile.

162 **Kris Hummer – 468 Riverside Dr., Middle St. Vrain Creek.** She wants to sell her house but has
164 no way of telling a prospective buyer if it is in the floodplain or not. She has been
having a hard time selling her house.

166 **Maurine Einert – 1037 Wagonwheel Gap Rd., Fourmile Canyon Creek.** What happens to the
168 maps after projects are done like in Fourmile Canyon Creek? Will the new
improvements be incorporated?

170 **PUBLIC HEARING CLOSED**

172 **STAFF RESPONSE**

174 Mr. Rose and Ms. Einert are in Phase 2 study areas. The Phase 2 areas were delayed because of
176 known ongoing roadway and stream projects. There are no new maps for these areas yet. They will
eventually go through the same process (as Phase 1) when the maps are produced. There is a
requirement that all projects update the floodplain maps at the conclusion of the projects.

178 Riverside is in Phase 1 and has been restudied. The effective mapping is difficult to work with but we
180 are required to work with it until it gets replaced. The CHAMP data improves the floodplain in this
area.

182 Kevin Doyle, Water Resources Engineer with Michael Baker International provided the staff response
184 pertaining to Twomile Canyon Creek and Mr. DeHaas. He explained that flow rates for the 2013
event were highest in Lyons and decreased as you moved north and south. While we do not have an
186 estimate for what the discharge was on Twomile Canyon Creek, the nearby storms were generally
below the 100-year event discharge rates. The CHAMP team utilized the study from the City of
188 Boulder to perform their analysis. There will be opportunities in the future to make improvements to
the study if additional data comes to light.

190

ADDITIONAL COMMENTS FROM PLANNING COMMISSION:

192

194 Planning Commission asked additional questions of staff presenters on several topics. Daniel Hilton
wanted to know more about the FEMA appeals process and related timelines, while Lieschen
Gargano asked about landowner comments and how they are addressed. Sam Fitch wanted to know
196 more about the role of the County Engineer in revised code. Lastly, Natalie Feinberg Lopez
mentioned that she heard concerns of the economic impacts of the flood and the opacity of the
198 recovery and outreach process related to these activities. Despite these concerns, she expressed
confidence that staff were working tirelessly toward progress and solutions with the interest and
200 welfare of county residents in mind.

202 **STAFF RESPONSE**

204 Staff explained that the outreach and technical review efforts that have been underway since October
2016 are going above and beyond the normal floodplain map review process and these efforts are not
206 part of FEMA's formal appeal period. FEMA's appeal period will come after the maps are released as
Preliminary Flood Insurance Rate Maps (FIRMs).

208

In reference to landowner comments, Mr. Rose's comment is in regard to an area that will be
210 reviewed under Phase II of the CHAMP study. We have received his comments and will address them
in Phase II.

212

214 The code text in relation to the role of the County Engineer has been revised to explain that the
County Engineer will have an enhanced role with the amendments. A paragraph that was struck out
was removed because it was duplicative of existing provisions in the Land Use code to request an
216 area to be rezoned.

218 In order to address the issue of an opaque process for the floodplain remapping, staff will continue to
fulfill outreach activities and will improve online resources available for the public to obtain updated
220 information and timelines related to the floodplain remapping process.

222 **FURTHER DISCUSSION**

224 The discussion concluded with a statement by George Gerstle, Director, Transportation Department,
226 on the goals of the zoning and code amendments – to add clarity to the regulatory process and to
228 make decisions using the best available data. Specifically, he emphasized that moving forward with
this effort makes it easier for the public to understand how Boulder County makes decisions and
regulates them.

230 **MOTION:** Sam Fitch MOVED that the Boulder County Planning
232 Commission APPROVE AND RECOMMEND TO THE
BOARD OF COUNTY COMMISSIONERS APPROVAL OF
234 Dockets Z-17-0001: Zoning Map Amendments to the Floodplain
Overlay District and DC-17-0001: Land Use Code text
236 amendments to the floodplain regulations and certify the
Dockets for action to the Board of County Commissioners.

238 **SECOND:** Lieschen Gargano

240 **VOTE:** Motion PASSED Unanimously {7:0}

Planning Commission Training Series

242 Kathy Parker, Assistant County Attorney, presented information on conducting Planning Commission
244 site visits. The presentation is available at the below location:
<http://bouldercountyco.suiteonemedia.com/web/Player.aspx?id=656&key=-1&mod=-1&mk=-1&nov=0>.
246

ADJOURNED

248

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.

250



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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY PLANNING COMMISSION AGENDA

May 17, 2017
1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the *April 19, 2017* 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. Planning Commission Training Series

(Staff Presenter: Kathy Parker, Assistant County Attorney)

4. Draft Regional Housing Plan

Staff from the Boulder County Housing Authority will present an overview of the Draft Regional Housing Plan developed by the Boulder Regional Housing Partnership. Staff will field questions and gather input from Planning Commission to inform the final plan.

No public testimony; study session.

(Staff Presenters: Boulder County Housing Authority Staff)

5. Boulder County Comprehensive Plan – Overview of Update Process and Proposed Changes to Document Template

Staff will provide an overview of the proposed approach to carry out ongoing updates to the Boulder County Comprehensive Plan (BCCP). This is intended as a refresher and update, as well as an opportunity for Planning Commission to provide feedback. Staff will review both the element-by-element approach for Plan updates, as well as plans to incorporate updated elements into the BCCP document as they are adopted. In addition, staff will share ideas for providing an annual opportunity to accept corrections and updates to certain BCCP maps, and initial ideas for a new BCCP document template and webpage organization.

No public testimony; informational item only.

(Staff Planners: Steven Giang, Nicole Wobus, Land Use Department)

Webpage:

<https://www.bouldercounty.org/property-and-land/land-use/planning/boulder-county-comprehensive-plan/>

6. Docket BVCP-15-0001: Boulder Valley Comprehensive Plan (BVCP) Update – CU South

Staff will present a status update, field questions and gather feedback related to potential land use designation changes for property owned by the University of Colorado (CU South).

No public testimony; study session.

(Staff Planners: Nicole Wobus, Amy Oeth, Land Use Department; Lesli Ellis and Phil Kleisler, City of Boulder)

Docket Webpage:

<https://www.bouldercounty.org/property-and-land/land-use/planning/bvcp-2015-boulder-valley-comprehensive-plan-update/>

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.



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: May 17, 2017
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.

Planning Commission Training Series

Draft Regional Housing Plan

Staff from the Boulder County Housing Authority will present an overview of the Draft Regional Housing Plan developed by the Boulder Regional Housing Partnership. Staff will field questions and gather input from Planning Commission to inform the final plan. *No public testimony; study session.*

Boulder County Comprehensive Plan – Overview of Update Process and Proposed Changes to Document Template

Staff will provide an overview of the proposed approach to carry out ongoing updates to the Boulder County Comprehensive Plan (BCCP). This is intended as a refresher and update, as well as an opportunity for Planning Commission to provide feedback. Staff will review both the element-by-element approach for Plan updates, as well as plans to incorporate updated elements into the BCCP document as they are adopted. In addition, staff will share ideas for providing an annual opportunity to accept corrections and updates to certain BCCP maps, and initial ideas for a new BCCP document template and webpage organization. *No public testimony; informational item only.*

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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.

PC Public Notice

May 17, 2017

Page - 2 -

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: May 3, 2017-- Daily Times-Call

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

DATE: May 17, 2017
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.

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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.

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Published: Longmont Times-Call May 3, 2017
- 0001303888

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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 3, 2017

TERRY LOVE

Signature

Subscribed and sworn to me before me this

3rd day of May, 2017.

Melissa L. Najera
Notary Public



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BOULDER COUNTY PLANNING COMMISSION

MINUTES May 17, 2017

AFTERNOON SESSION – 1:30 PM
Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved June 21, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, May 17, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:32 p.m. and adjourning at approximately 5:15 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, Sam Fitch, Doug Young, Dan Hilton, Sean Stewart, Leah Martinsson

Commissioners Excused: Ben Blaugrund, Lieschen Gargano

Boulder County Staff Present: Kathy Parker (Assistant County Attorney), Kate Burke, Kim Sanchez, Anna Milner, Steven Giang, Nicole Wobus, Amy Oeth, George Gerstle (Transportation), Norrie Boyd (Boulder County Housing Authority), Dale Case.

Others: 5 – 10

MINUTES

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the Minutes from April 19, 2017 as written.

SECOND: Sean Stewart

VOTE: Motion PASSED {6 to 0} Abstained: Leah Martinsson

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

Kim Sanchez, Chief Planner, provided 2 updates:

- 1) Oil and Gas update

- 30 2) Ben Blaugrund's resignation from Planning Commission and upcoming BOCC appointment;
32 BOCC appointed Gavin McMillan to replace Leah Martinsson on Planning Commission
beginning in July when Leah moves.

<p style="text-align: center;"><u>Planning Commission Training Series</u></p>
--

- 34 Kathy Parker, Assistant County Attorney, presented information on Planning Commission legal
advice. The presentation is available at the below location:
36 <http://bouldercountyco.suiteonemedia.com/web/Player.aspx?id=671&key=-1&mod=-1&mk=-1&nov=0>
38

<p style="text-align: center;"><u>Draft Regional Housing Plan</u></p>
--

- 40 Norrie Boyd, Boulder County Housing Division Manager, and Kathy Fedler, Housing and
Community Investment Division Manager, presented an overview of the Draft Regional Housing Plan
42 developed by the Boulder Regional Housing Partnership. Staff fielded questions and gathered input
from Planning Commission which will inform the final plan.

44 Presentation topics included: affordable housing goals and priorities; demographic and other data on
46 housing constraints and related community concerns in Boulder County; regional partnerships;
affordable housing strategies recently introduced in Longmont; financial resources and goals;
48 planning and policy recommendations; feedback from businesses; and the Regional Affordable
Housing Plan Summit anticipated for September 2017.

50 Planning Commission asked for greater detail on the City of Longmont's incentive based approach on
52 affordable housing. During their comprehensive plan update, the City of Longmont heard from
developers that they would be able to accomplish more affordable housing development if there was
54 more regulatory and process certainty. Some of the most notable innovations in Longmont's new
policies include changing the development code to allow by-right approvals of affordable housing
56 developments in certain designated areas, and fee waivers to incentivize private development of
affordable housing. The city is working on updating its development code to codify these processes.

58 Other topics discussed included:

- 60 • The importance of the regional jobs-housing imbalance, and that affordable housing goals
will be moving targets until policies better address job growth and induce more involvement
62 on the part of employers (e.g., dispersing job centers throughout the region, and linkage fees
for commercial development);
- 64 • Possibilities for increasing density and rezoning areas as appropriate, and recognition that
higher densities are welcomed in some areas;
- 66 • Employee housing for school districts and other focus areas;
- 68 • Why deed restricted properties lose affordability and should all assisted units be permanently
affordable;
- 70 • Policy preferences around integration of affordable housing;
- 72 • Recognition that the county's open space policies are part of the core values of the
community, but they place limits on land available for development, presenting both
opportunities for innovation (e.g., greater focus on redevelopment) as well as challenges;
- Prioritization of redevelopment (e.g., strip malls) over new development;

- 74 • Mixed perspectives on whether annexation of municipal influence areas should be considered as a last resort for development;
- 76 • Policies to protect the existing low income housing stock and the displacement of low income families in the region;
- 78 • Promoting a living wage within the community;
- 80 • Looking at opportunities to increase densities within Boulder by parcel (e.g., accessory dwelling units, etc.);
- 82 • Ensuring that heavy industrial land use properties do not fall into a category of underutilized parcels that can be developed for affordable housing;
- 84 • The percentage of home owners who are cost burdened;
- 84 • Interest in innovative funding strategies like a Housing Trust Fund;
- 86 • Tying affordable housing plans to sustainability and resiliency plans/efforts;
- 86 • Adding the Housing Update as a part of the Boulder County Comprehensive Plan update work plan.

Boulder County Comprehensive Plan – Overview of Update Process and Proposed Changes to Document Template

88 Steven Giang, Boulder County Long Range Planner, presented a brief overview of limitations
90 associated with the current set of Boulder County Comprehensive Plan (BCCP) documents and a
92 proposed approach to carry out ongoing updates to the BCCP. Staff provided information on issues
94 related to congruency of structure, design, and formatting across comprehensive plan sections. Staff
96 provided a summary of the four process tracks for updating the BCCP: 1) consolidating the most
current BCCP elements into a single document; 2) developing and applying a new document
template/design; 3) improving the BCCP website to allow for easy access of information from the
public; and 4) establishing a process for annual map updates.

98 The Planning Commission did not have feedback on the approach and process for the update but
stated that this update was long overdue and that they appreciate staff's efforts. One planning
100 commissioner stated he was particularly interested in reviewing the schedule of element updates for
when it is available. Steven explained that staff still needs to coordinate with specific departments to
102 prioritize and ensure that they are able to allocate proper staff time for a comprehensive plan update.

Docket BVCP-15-0001: Boulder Valley Comprehensive Plan (BVCP) Update – CU South

108 The purpose of this BVCP study session regarding changes to the land use designation for CU South
was to clarify information related to flood topics, describe Planning Commission's role, discuss
110 proposed guiding principles to inform future annexation, and discuss the amount of certainty that will
come with later stages following land use designations. Nicole Wobus, Boulder County Long Range
112 Planning Manager, and Phil Kleisler, City of Boulder Planner II, provided a presentation which was
followed by discussion among the Planning Commissioners and questions for staff.

114 A staff recommendation for land use changes to the property was not released before the Planning
Commission meeting, and therefore, could not be included in the staff report or presentation.
116 However, during the Planning Commission discussion, the City Council and Planning Board staff
report for the May 25 BVCP public hearing was posted and publicly available. At that point in the
118 discussion, staff was able to share the locations of the recommended land use changes: Area 5 on the
suitability diagram, which is most ecologically sensitive area on the property, would retain its current
120 Open Space-Other designation and the rest of the property would change to Public.

Key themes and outcomes of the discussion include:

Process and Decision Roles

Topics addressed included the following:

- Planning Commission's decision role ends with a decision about land use designations. The county would provide a detailed referral comment (i.e., non-binding) during the potential future annexation process.
- The recommended designations are general in nature, allowing for a range of possible development outcomes. More specific limitations on development would be part of an annexation agreement and intergovernmental agreement between the city and CU.
- A Planning Commissioner questioned whether the land use designation decision should be deferred to the next BVCP 5 year update so that it is not rushed and could receive the full amount of attention that comes with a 5 year update.

Flood Topics

City flood staff answered questions about the status of flood mitigation engineering and provided context around the "Option D" mitigation concept approved by Council in 2015. City staff went over the following:

- The South Boulder Creek Flood Mitigation Study looked at many potential flood mitigation concepts before arriving at Option D as the best option to pursue further.
- The Option D concept did originally assume the dam would be built to meet the state's "high hazard" classification.
- As a high hazard dam, the dam would be designed so that it cannot fail catastrophically, and thus, it would provide more protection than what currently exists for adjacent neighborhoods.
- The city's design standards (i.e., design for the 100 year flood event) are consistent with those recommended by the Urban Drainage and Flood Control District.
- The South Boulder Creek Flood Mitigation Study consultant estimated that Option D would have kept Hwy. 36 from overtopping in 2013. The 2013 flood was a lower intensity, long duration event, while Option D's design is based on a shorter duration, more intense event. However, high volume is a characteristic of both, and volume is the key parameter for flood mitigation design.
- The process moving forward involves study and mitigation of groundwater and other impacts.

One Commissioner highlighted that dam safety is under the purview of the state and it is not the Planning Commission's responsibility to ensure dam safety.

Transportation

A road from Table Mesa to 93 was not considered as an option, due to concerns from neighbors, issues with safety and CDOT's intersection standards, and potential for this to become a cut-through. County staff also does not support it because it would result in an increase in vehicle miles traveled, there are safety risks, and it conflicts with policies to advance multi-modal transport.

Guiding Principles

A few Planning Commissioners commented that staff's draft guiding principles are very detailed and appear to take a great deal of information and perspectives into consideration. It was hard for Planning Commissioners to suggest changes to them given the information available and the breadth of work that staff has completed.

Some positions expressed by individual Planning Commissioners included:

- 172 • A preference for more detailed land use designations to provide greater certainty about the
future of development on the property, or at least providing guiding
recommendations/principles with the land use designations.
- 174 • Interest in emphasizing the importance of using the property to serve flood mitigation
purposes.
- 176 • An interest in exploring more options for flood mitigation (i.e., the current guiding principles
focus too heavily on Option D).

178

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.

180



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BOULDER COUNTY PLANNING COMMISSION AGENDA

June 21, 2017
2:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 2:30 P.M

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the *May 17, 2017* 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. Planning Commission Training Series

(Staff Presenter: Kathy Parker, Assistant County Attorney)

4. Docket BCCP-15-0001: Boulder County Comprehensive Plan –Open Space Element Update

Staff will provide a brief overview of minor technical edits made to the Boulder County Comprehensive Plan (BCCP) Open Space Element. Technical edits were made as part of efforts to finalize text following approval of the updated element at the March Planning Commission meeting.

Action Requested: None. Informational item only.

No public testimony will be taken.

(Staff Planners: Steven Giang & Nicole Wobus, Land Use Department; Tina Nielsen, Parks and Open Space Department)

Docket Webpage:

<https://www.bouldercounty.org/property-and-land/land-use/planning/boulder-county-comprehensive-plan/update/open-space-element/>

5. Docket V-17-0002: Bryan Merrill Rinderknecht Bruntjen

Request: Applicants request vacation of Huron Avenue west of 6th Street. The proposed vacation will divide the property equally between the adjacent properties, and contain a 16-foot easement for access to the Peek-A-Boo property.

Location: At 601 Huron Avenue, 601 Klondyke Avenue, 603 Klondyke Avenue, and 605 Klondyke Avenue, in the Eldora township, at the intersection of 6th Street and Huron Avenue, west of 6th Avenue, approximately 270 feet north of Eldorado Avenue, in Section 21, Township 1S, Range 73W.

Zoning: Forestry (F) Zoning District

Applicants: Stephen C. & Suellen Bryan, Dennis J. Merrill & Theresa Hannon, and Carol R. Rinderknecht & Scott Bruntjen

Agent: Graham Billingsley, Orion Planning & Design

Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.

Public testimony will be taken.

(Staff Planner: Matthew Thompson)

Docket Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=V-17-0002>

6. Docket SU-17-0002: Verizon Telecommunications Facility

Request: Special Use Review for a telecommunications facility on an existing structure that exceeds the height limit for the Estate Residential zoning district.

Location: At 7100 South Boulder Road, approximately 1900 feet east of the intersection of 68th and South Boulder Road, located on the south side of South Boulder Road in Section 11, Township 1 South, Range 70 West.

Zoning: Estate Residential (ER) Zoning District

Applicant: Verizon Wireless

Agent: Becky Siskowski, Kappa Consulting

Property Owner: Boulder Valley Christian Church

Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.

Public testimony will be taken.

(Staff Planner: Sinead O'Dwyer)

Docket Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-17-0002>

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: June 21, 2017
TIME: 2:30 P.M.
PLACE: Commissioners Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl Street

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Applicants request vacation of Huron Avenue west of 6th Street. The proposed vacation will divide the property equally between the adjacent properties, and contain a 16-foot easement for access to the Peek-A-Boo property; submitted by Stephen C. & Suellen Bryan, Dennis J. Merrill & Theresa Hannon, and Carol R. Rinderknecht & Scott Bruntjen; in accordance with the Boulder County Land Use Code. The proposed property is located in the Forestry (F) Zoning District, at 601 Huron Avenue, 601 Klondyke Avenue, 603 Klondyke Avenue, and 605 Klondyke Avenue, in the Eldora townsite, at the intersection of 6th Street and Huron Avenue, west of 6th Avenue, approximately 270 feet north of Eldorado Avenue, in Section 21, Township 1S, Range 73W. *Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.* Public testimony will be taken.

Docket SU-17-0002: Verizon Telecommunications Facility

Special Use Review for a telecommunications facility on an existing structure that exceeds the height limit for the Estate Residential zoning district; submitted by Boulder Valley Christian Church and Verizon Wireless; in accordance with the Boulder County Land Use Code. The proposed property is located in the Estate Residential (ER) Zoning District, at 7100 South Boulder Road, approximately 1900 feet east of the intersection of 68th and South Boulder Road, located on the south side of South Boulder Road in Section 11, Township 1 South, Range 70 West. *Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.* Public testimony will be taken.

<p style="text-align: center;">ADJOURNED</p>

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.

Published: June 7, 2017-- Daily Times-Call

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

DATE: June 21, 2017
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 hearing and aid the Commission members in their consideration.

**AFTERNOON SESSION - 2:30 P.M.
Planning Commission Training Series
Docket BCCP-15-0001: Boulder County
Comprehensive Plan - Open Space Element
Update**

Staff will provide a brief overview of minor technical edits made to the Boulder County Comprehensive Plan (BCCP) Open Space Element. Technical edits were made as part of efforts to finalize text following approval of the updated element at the March Planning Commission meeting. *Action Requested:* None. *Informational item only.* No public testimony will be taken.

**Docket V-17-0002: Bryan Merrill
Rinderknecht Brunten**

Applicants request vacation of Huron Avenue west of 6th Street. The proposed vacation will divide the property equally between the adjacent properties, and contain a 16-foot easement for access to the Peek-A-Boo property; submitted by Stephen C. & Suellen Bryan, Dennis J. Merrill & Theresa Hannon, and Carol R. Rinderknecht & Scott Brunten; in accordance with the Boulder County Land Use Code. The proposed property is located in the Forestry (F) Zoning District, at 601 Huron Avenue, 601 Klondyke Avenue, 603 Klondyke Avenue, and 605 Klondyke Avenue, in the Eldora townsite, at the intersection of 6th Street and Huron Avenue, west of 6th Avenue, approximately 270 feet north of Eldorado Avenue, in Section 21, Township 1S, Range 73W. *Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.* Public testimony will be taken.

**Docket SU-17-0002: Verizon
Telecommunications Facility**

Special Use Review for a telecommunications facility on an existing structure that exceeds the height limit for the Estate Residential zoning district; submitted by Boulder Valley Christian Church and Verizon Wireless; in accordance with the Boulder County Land Use Code. The proposed property is located in the Estate Residential (ER) Zoning District, at 7100 South Boulder Road, approximately 1900 feet east of the intersection of 68th and South Boulder Road, located on the south side of South Boulder Road in Section 11, Township 1 South, Range 70 West. *Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.* Public testimony will be taken.

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.

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Published: Longmont Times-Call June 7, 2017
- 1319911

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):

Jun 7, 2017

TERRY LOVE

Signature

Subscribed and sworn to me before me this

17th day of June, 2017.

Melissa L. Najera

Notary Public

**MELISSA L. NAJERA
NOTARY PUBLIC
STATE OF COLORADO**

NOTARY ID 20064049936
MY COMMISSION EXPIRES DEC. 11, 2018

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BOULDER COUNTY PLANNING COMMISSION

MINUTES June 21, 2017

AFTERNOON SESSION – 2:30 PM

Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved July 19, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 2:30 PM

On Wednesday, June 21, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 2:31 p.m. and adjourning at approximately 4:00 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, Sam Fitch, Doug Young, Dan Hilton, Sean Stewart, Leah Martinsson, Mark Bloomfield

Commissioner Excused: Lieschen Gargano

Boulder County Staff Present: Kathy Parker (Assistant County Attorney), Anna Milner, Steven Giang, Nicole Wobus, Sinead O'Dwyer, Matthew Thompson, Summer Frederick.

Others: 5

MINUTES

MOTION: Doug Young MOVED that the Boulder County Planning Commission APPROVE the Minutes from May 17, 2017 as written.

SECOND: Leah Martinsson

VOTE: Motion PASSED {7 to 0} Abstained: Mark Bloomfield

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

Nicole Wobus, Long Range Planning and Policy Manager, introduced Mark Bloomfield, new Planning Commissioner.

Planning Commission Training Series

Kathy Parker, Assistant County Attorney, presented information on Intergovernmental Agreements. The presentation is available at the below location:
<http://bouldercountyco.suiteonemedia.com/web/Player.aspx?id=681&key=-1&mod=-1&mk=-1&nov=0>

**Docket BCCP-15-0001: Boulder County Comprehensive Plan –
Open Space Element Update**

Steven Giang, Boulder County Long Range Planner, presented a brief overview of minor technical edits made to the Boulder County Comprehensive Plan (BCCP) Open Space Element. Technical edits were made as part of efforts to finalize text following approval of the updated element at the March Planning Commission meeting.

Steven explained the following changes:

- Addition of titles to goals and policies to maintain consistency with the Sustainable Materials Management Element.
- Changes made to language regarding acquisition goals.
 - A sidebar was included that added definitions of acquisition tools for more clarification.
- Change to policy 1.02.01 (sub-policy under “Development Review” relating to View Protection Corridor map) for consistency with the version referenced in appendix.
- Formatting changes such as policy numbers and spacing.
- Changes to definition of Conserve and Preserve for consistency between definitions, goals and policies.

Steven described that the OSE will be finalized and inserted into the BCCP.

Leah Martinson had a clarifying question regarding the discussion about OS 4.02 and OS 4.03 that pertained to engagement and public participation in comparison to the SMME. In the SMME, the policies regarding public participation were consolidated into a singular policy but in the OSE these policies are split apart. Leah wanted to ensure that staff takes a consistent approach with these two elements.

Doug agreed with Leah that these elements should be consistent. He mentioned that the SMME draft removed programmatic elements during Planning Commission's study session with the Resource Conservation Advisory Board. Doug also voiced that he would prefer that the SMME follow the same approach the OSE did.

Land Use staff agreed to discuss this further with Parks and Open Space staff, who were not present for that portion of the discussion. Note that staff will not make changes to the OSE because the OSE and the SMME public participation goals have different contexts and warrant the differences between the two elements.

Ann Goldfarb had a concern with removal of subdivision dedications from the list of acquisition tools noted in the OSE. Kathy Parker clarified that a subdivision dedication is captured in a fee title transfer

and that it probably makes sense to include that definition in the element. Staff indicated that they would follow up with Parks and Open Space staff regarding this issue in order to recall the rationale for removing this item. Open Space clarified that the new list focuses on type of interest, in lieu of the process/method focus of the previous list.

Ann also had a question regarding language in the previous version of the element about language related to "enlarging existing open space properties." However, staff and Ann were not able to pinpoint the policy language which she was referring to. Staff explained that in an effort to use concise language, that idea is probably sufficiently addressed in the section regarding acquisition tools and protecting real estate interests.

Planning Commission clarified that it was not necessary to bring the final element revisions back to them again after making the changes discussed during this meeting.

Docket V-17-0002: Bryan Merrill Rinderknecht Bruntjen

Commissioner Feinberg Lopez exited the room at 3:11 p.m.

Matthew Thompson, Planner II, presented the application for Stephen C. & Suellen Bryan, Dennis J. Merrill & Theresa Hannon, and Carol R. Rinderknecht & Scott Bruntjen, wherein applicants request vacation of Huron Avenue west of 6th Street. The proposed vacation will vest title in the owners of the abutting land, with each abutting owner taking to the center of the right-of-way subject to a 16-foot easement for access to the Peek-A-Boo property located at 675 Huron Avenue. The proposed project is located in the Forestry (F) Zoning District, at 601 Huron Avenue, 602 Huron Avenue, 601 Klondyke Avenue, 603 Klondyke Avenue, and 605 Klondyke Avenue, in the Eldora Townsite, at the intersection of 6th Street and Huron Avenue, west of 6th Avenue, approximately 270 feet north of Eldorado Avenue, in Section 21, Township 1S, Range 73W.

PUBLIC HEARING OPENED

SPEAKERS: Scott Bruntjen, Goldminer Hotel – 601 Klondyke Avenue

PUBLIC HEARING CLOSED

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend that the Board of County Commissioners **CONDITIONALLY APPROVE DOCKET V-17-0002: BRYAN MERRILL RINDERKNECHT BRUNTJEN**, subject to the three (3) conditions listed in the staff recommendation:

SECOND: Dan Hilton

CONDITIONS OF APPROVAL

1. The applicants 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 the staff reviewed and approved deeds for 605 Klondyke Avenue, 603 Klondyke Avenue, 601 Klondyke Avenue, 601 Huron Avenue, and 602 Huron Avenue, which reflect the new parcel boundaries shall be recorded in the real property records of the Boulder County Clerk and Recorder. This vacation approval shall not be considered final or effective until recording occurs. Finally, this vacation approval

shall expire if recording does not occur within the required one-year timeframe.

2. The right-of-way shall be vacated subject to a utility easement that meets the requirements of Xcel Energy and ensure that future utility needs can be met.
3. The right-of-way shall be vacated subject to a 16-foot access easement acceptable to the Transportation Department, provided the applicant has shown, via a driveway cross-section; a driveway and drainage design that either meets the Standards or that can qualify for a Design Exception within the proposed 16-foot width.

VOTE: Motion PASSED {7 to 0} Recused: Natalie Feinberg Lopez

Commissioner Feinberg Lopez re-entered the room at 3:38p.m.

Docket SU-17-0002: Verizon Telecommunications Facility

Sinead O'Dwyer, Planner I, presented the application for Boulder Valley Christian Church and Verizon Wireless, Special Use Review for a telecommunications facility on an existing structure that exceeds the height limit for the Estate Residential zoning district. The proposed property is located in the Estate Residential (ER) Zoning District, at 7100 South Boulder Road, approximately 1900 feet east of the intersection of 68th and South Boulder Road, located on the south side of South Boulder Road in Section 11, Township 1 South, Range 70 West.

PUBLIC HEARING OPENED

SPEAKERS: Becky Siskowski, Kappa Consulting, agent for applicant – 25671 County Road 15 ½

PUBLIC HEARING CLOSED

MOTION: Ann Goldfarb MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY APPROVE DOCKET SU-17-0002: Verizon Telecommunications Facility, subject to the eleven listed (11) conditions, as listed in the staff presentation, in addition to the condition that the fence and the vent will be painted in the same color as the other fence that is on the property, and that the fence is of sufficient height to obscure all equipment other than the vent.

SECOND: Leah Martinsson

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. Prior to recordation of the Development Agreement, a confirmation letter from Xcel must be provided to the County, verifying that all necessary agreements observing existing easements have been made and recorded.
3. The Applicant is subject to all applicable County Building Division requirements for a building permit.

178

4. Prior to issuance of a building permit for the proposed telecommunications facility, all unpermitted sheds must be removed from the property.

180

182

5. Prior to issuance of a building permit for the proposed telecommunications facility, color samples for the antenna and roof-mounted equipment shall be submitted to the Land Use Department for review and approval.

184

186

6. Prior to inspection sign off, staff will inspect and verify that approved colors were used for the antennas and roof-mounted equipment.

188

190

7. Prior to issuance of building permits, Land Use Staff shall verify that all new equipment shown on the plan set does not exceed the height of the existing air handling unit.

192

8. Prior to inspection sign off, staff will verify that all new equipment does not exceed the height of the existing air handling unit.

194

196

9. Prior to final inspection, area disturbed during construction shall be revegetated and otherwise returned to its pre-construction condition

198

10. Prior to inspection sign-off, the proposed fence must be inspected to ensure that it matches the existing privacy fencing on site.

200

202

11. The proposed fence shall be of a height to fully obscure all utility cabinet equipment, with the exception of the generator vent, which shall be painted to match the proposed fencing.

204

206

12. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-17-0002: Verizon Telecommunications Facility.

208

VOTE: Motion PASSED {8 to 0}

210

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.

212



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BOULDER COUNTY PLANNING COMMISSION AGENDA

July 19, 2017
1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the ***June 21, 2017*** Planning Commission Minutes and the ***March 22, 2017*** Joint Planning Commission/Resource Conservation Advisory Board Minutes.

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

Informational Item - Public Testimony Will Not Be Taken

3. Docket SD-17-0002: GAYNOR LAKE FILING 1 REPLAT A

Request: A combined subdivision sketch plan, preliminary plan and final plat to combine 0.05-acres of unsubdivided land with the remaining portion of Lot 15 of the Gaynor Lake Subdivision Filing 1.

Location: At 10524 Mooring Road, approximately 875 feet west of the intersection of Highway 287 and Mooring Road, in Section 22, Township 2N, Range 69W.

Zoning: Agricultural (A)

Applicants/Owners: Jerry W. & Marilyn D. Osborn

Agent: Jon Tjornehoj

Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.

Public testimony will be taken.

(Staff Planner: Michelle McNamara)

4. Docket V-17-0004: Clowes Right-Of-Way Vacation

Request: Request to vacate one-half of the 100 foot Right-Of-Way, which lies adjacent to the applicant's property at 5321 Marshall Drive.

Location: At 5321 Marshall Drive, adjacent to and east of Marshall Drive, immediately north and east of the intersection of Eldorado Springs Drive and Marshall Drive, in Section 21, Township 1S, Range 70W.

Zoning: Rural Residential (RR) Zoning District

Applicant/Owner: Patrick Clowes, Pactolus LLC

Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.

Public testimony will be taken.

(Staff Planner: Matthew Thompson)

5. Docket IGA-17-0003 and BCCP-17-0002 Jamestown Comprehensive Plan Update

The Town of Jamestown has prepared an updated comprehensive plan. Planning Commission has decision authority in this matter, both per the provisions of the county's intergovernmental agreement (IGA) as well as the provisions of the Mountain Subregion component the Boulder County Comprehensive Plan (BCCP). Staff will present a summary of the Jamestown Comprehensive Plan Update along with a recommendation regarding approval of the plan. Staff will also present an updated IGA for approval. The updated IGA will recognize a boundary correction as well as the updated comprehensive plan.

Action Requested: Decision

Public testimony will be taken.

(Staff Planners: Amy Oeth, Nicole Wobus)

6. Docket BVCP-15-0001: Boulder Valley Comprehensive Plan

This agenda item is a continuation of the June 28, 2017 BVCP-15-0001 joint Planning Commission – Board of County Commissioners Public Hearing. Planning Commission is scheduled to deliberate and decide on two items: 1) the BVCP Update (June 15 Adoption Draft), and 2) CU South land use designation changes.

Action Requested: Decision

No further public testimony will be taken. The Public Hearing was held on June 28.

(Staff Planners: Nicole Wobus, Amy Oeth)

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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BOULDER COUNTY PLANNING COMMISSION AGENDA

July 19, 2017
1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the ***June 21, 2017*** Planning Commission Minutes and the ***March 22, 2017*** Joint Planning Commission/Resource Conservation Advisory Board Minutes.

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

Informational Item - Public Testimony Will Not Be Taken

3. Docket SD-17-0002: GAYNOR LAKE FILING 1 REPLAT A

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Location: At 10524 Mooring Road, approximately 875 feet west of the intersection of Highway 287 and Mooring Road, in Section 22, Township 2N, Range 69W.

Zoning: Agricultural (A)

Applicants/Owners: Jerry W. & Marilyn D. Osborn

Agent: Jon Tjornehoj

Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.

Public testimony will be taken.

(Staff Planner: Michelle McNamara)

4. Docket V-17-0004: Clowes Right-Of-Way Vacation

Request: Request to vacate one-half of the 100 foot Right-Of-Way, which lies adjacent to the applicant's property at 5321 Marshall Drive.

Location: At 5321 Marshall Drive, adjacent to and east of Marshall Drive, immediately north and east of the intersection of Eldorado Springs Drive and Marshall Drive, in Section 21, Township 1S, Range 70W.

Zoning: Rural Residential (RR) Zoning District

Applicant/Owner: Patrick Clowes, Pactolus LLC

Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.

Public testimony will be taken.

(Staff Planner: Matthew Thompson)

5. Docket BVCP-15-0001: Boulder Valley Comprehensive Plan

This agenda item is a continuation of the June 28, 2017 BVCP-15-0001 joint Planning Commission – Board of County Commissioners Public Hearing. Planning Commission is scheduled to deliberate and decide on two items: 1) the BVCP Update (June 15 Adoption Draft), and 2) CU South land use designation changes.

Action Requested: Decision

No further public testimony will be taken. The Public Hearing was held on June 28.

(Staff Planners: Nicole Wobus, Amy Oeth)

6. Docket IGA-17-0003 and BCCP-17-0002 Jamestown Comprehensive Plan Update

The Town of Jamestown has prepared an updated comprehensive plan. Planning Commission has decision authority in this matter, both per the provisions of the county's intergovernmental agreement (IGA) as well as the provisions of the Mountain Subregion component the Boulder County Comprehensive Plan (BCCP). Staff will present a summary of the Jamestown Comprehensive Plan Update along with a recommendation regarding approval of the plan.

Action Requested: Decision

Public testimony will be taken.

(Staff Planners: Amy Oeth, Nicole Wobus)

ADJOURNED

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PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: July 19, 2017
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 SD-17-0002: GAYNOR LAKE FILING 1 REPLAT A

A combined subdivision sketch plan, preliminary plan and final plat to combine 0.05-acres of unsubdivided land with the remaining portion of Lot 15 of the Gaynor Lake Subdivision Filing 1; submitted by Jerry W. & Marilyn D. Osborn, in accordance with the Boulder County Land Use Code. The proposed project is located in the Agricultural (A) Zoning District, at 10524 Mooring Road, approximately 875 feet west of the intersection of Highway 287 and Mooring Road, in Section 22, Township 2N, Range 69W. *Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.* Public testimony will be taken.

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Request to vacate one-half of the 100 foot Right-Of-Way, which lies adjacent to the applicant's property at 5321 Marshall Drive; submitted by Patrick Clowes, Pactolus LLC; in accordance with the Boulder County Land Use Code. The proposed property is located in the Rural Residential (RR) Zoning District, at 5321 Marshall Drive, adjacent to and east of Marshall Drive, immediately north and east of the intersection of Eldorado Springs Drive and Marshall Drive, in Section 21, Township 1S, Range 70W. *Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing.* Public testimony will be taken.

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Docket BVCP-15-0001: Boulder Valley Comprehensive Plan

This agenda item is a continuation of the June 28, 2017 BVCP-15-0001 joint Planning Commission – Board of County Commissioners Public Hearing. Planning Commission is scheduled to deliberate and decide on two items: 1) the BVCP Update (June 15 Adoption Draft), and 2) CU South land use

designation changes. *Action Requested: Decision.* No further public testimony will be taken. The Public Hearing was held on June 28.

<p style="text-align: center;">ADJOURNED</p>

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Published: July 5, 2017-- Daily Times-Call



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PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: July 19, 2017
TIME: 1:30 P.M.
PLACE: Commissioners Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl Street

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Docket IGA-17-0003 and BCCP-17-0002 Jamestown Comprehensive Plan Update

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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.

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Published: July 10, 2017-- Daily Times-Call

PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: July 19, 2017
TIME: 1:30 P.M.
PLACE: Commissioners Hearing Room,
Third Floor, Boulder County Court-
house, 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 SD-17-0002: GAYNOR LAKE FILING 1
REPLAT A

A combined subdivision sketch plan, preliminary plan and final plat to combine 0.05 acres of unsubdivided land with the remaining portion of Lot 15 of the Gaynor Lake Subdivision Filing 1; submitted by Jerry W. & Mariynn D. Osborn, in accordance with the Boulder County Land Use Code. The proposed project is located in the Agricultural (A) Zoning District, at 10524 Mooring Road, approximately 875 feet west of the intersection of Highway 287 and Mooring Road, in Section 22, Township 2N, Range 69W. Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing. Public testimony will be taken.

Docket V-17-0004: Clowes Right-Of-Way Vac-
ation

Request to vacate one-half of the 100 foot Right-Of-Way, which lies adjacent to the applicant's property at 5321 Marshall Drive; submitted by Patrick Clowes, Pactolus LLC; in accordance with the Boulder County Land Use Code. The proposed property is located in the Rural Residential (RR) Zoning District, at 5321 Marshall Drive, adjacent to and east of Marshall Drive, immediately north and east of the intersection of Eldorado Springs Drive and Marshall Drive, in Section 21, Township 1S, Range 70W. Action Requested: Recommendation to BOCC following staff and applicant presentations and public hearing. Public testimony will be taken.

Docket IGA-17-0003 and BCCP-17-0002
Jamestown Comprehensive Plan Update

The Town of Jamestown has prepared an updated comprehensive plan. Planning Commission has decision authority in this matter, both per the provisions of the county's intergovernmental agreement (IGA) as well as the provisions of the Mountain Subregion component the Boulder County Comprehensive Plan (BCCP). Staff will present a summary of the Jamestown Comprehensive Plan Update along with a recommendation regarding approval of the plan. Staff will also present an updated IGA for approval. The updated IGA will recognize a boundary correction as well as the updated comprehensive plan. Action Requested: Decision. Public testimony will be taken.

Docket BVCP-15-0001: Boulder Valley Com-
prehensive Plan

This agenda item is a continuation of the June 28, 2017 BVCP-15-0001 Joint Planning Commission - Board of County Commissioners Public Hearing. Planning Commission is scheduled to deliberate and decide on two items: 1) the BVCP Update (June 15 Adoption Draft), and 2) CU South land use designation changes. Action Requested: Decision. No further public testimony will be taken. The Public Hearing was held on June 28.

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.

Published: Longmont Times-Call July 5, 2017
- 1331550

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):

Jul 5, 2017

TERPP LOVE

Signature

Subscribed and sworn to me before me this

5th day of July, 2017

Melissa L. Najera

Notary Public

MELISSA L. NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
MY COMMISSION EXPIRES DEC. 11, 2018

(SEAL)

Account: 1050753
Ad Number: 1331550
Fee: \$71.34

PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

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Docket BVCP-15-0001: Boulder Valley Comprehensive Plan

This agenda item is a continuation of the June 28, 2017 BVCP-15-0001 joint Planning Commission - Board of County Commissioners Public Hearing. Planning Commission is scheduled to deliberate and decide on two items: 1) the BVCP Update (June 15 Adoption Draft), and 2) CU South land use designation changes. Action Requested: Decision. No further public testimony will be taken. The Public Hearing was held on June 28.

Docket IGA-17-0003 and BCCP-17-0002 Jamestown Comprehensive Plan Update

The Town of Jamestown has prepared an updated comprehensive plan. Planning Commission has decision authority in this matter, both per the provisions of the county's intergovernmental agreement (IGA) as well as the provisions of the Mountain Subregion component the Boulder County Comprehensive Plan (BCCP). Staff will present a summary of the Jamestown Comprehensive Plan Update along with a recommendation regarding approval of the plan. Action Requested: Decision. Public testimony will be taken.

ADJOURNED

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Published: Longmont Times-Call July 10, 2017 - 1334081

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:

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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):

Jul 10, 2017

Signature

Subscribed and sworn to me before me this

day of

10th July 2017
Melissa L. Najera
Notary Public

MELISSA L. NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
MY COMMISSION EXPIRES DEC. 11, 2018

(SEAL)

Account: 1050753
Ad Number: 1334081
Fee: \$68.73



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY PLANNING COMMISSION

MINUTES July 19, 2017

AFTERNOON SESSION – 1:30 PM
Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved August 16, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, July 19, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:32 p.m. and adjourning at approximately 7:36 p.m. The Commissioners took a brief break from approximately 6:14 p.m. to 6:27 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, Doug Young, Lieschen Gargano, Dan Hilton, Sean Stewart, Gavin McMillan, Mark Bloomfield.

Commissioner Excused: Sam Fitch

Boulder County Staff Present: Summer Frederick, Kim Sanchez, Dale Case, Ben Doyle (Assistant County Attorney), Kate Burke (Assistant County Attorney), Anna Milner, Steven Giang, Nicole Wobus, Matthew Thompson, Rick Hackett, Amy Oeth, Michelle McNamara, George Gerstle (Transportation)

Others: 20 - 25

MINUTES

MOTION: Doug Young **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from the June 21, 2017 Planning Commission Hearing as written.

SECOND: Sean Stewart

VOTE: Motion **PASSED** {6 to 0} Abstained: Gavin McMillan and Lieschen Gargano

MOTION: Sean Stewart **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from March 22, 2017 joint Planning Commission/Resource conservation Advisory Board Minutes as written.

SECOND: Ann Goldfarb

VOTE: Motion PASSED {5 to 0} Abstained: Gavin McMillan, Lieschen Gargano, and Mark Bloomfield

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

None.

Docket SD-17-0002: GAYNOR LAKE FILING 1 REPLAT A

Michelle McNamara, Planner II, presented the application for Jerry W. & Marilyn D. Osborn, combined subdivision sketch plan, preliminary plan and final plat to combine 0.05-acres of unsubdivided land with the remaining portion of Lot 15 of the Gaynor Lake Subdivision Filing 1. The proposed property is located in the Agricultural (A) Zoning District, at 10524 Mooring Road, approximately 875 feet west of the intersection of Highway 287 and Mooring Road, in Section 22, Township 2N, Range 69W.

PUBLIC HEARING OPENED

SPEAKERS: Jon Tjornehoj (Agent)

PUBLIC HEARING CLOSED

MOTION: Lieschen Gargano MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY APPROVE Docket SD-17-0002: GAYNOR LAKE FILING 1 REPLAT A, subject to the five listed (5) conditions, with the addition of a 6th condition that prior to the recordation of the final plat, the necessary easement for Xcel is resolved and included in the plat.

SECOND: Gavin McMillan

CONDITIONS OF APPROVAL

1. A final plat map which complies with Article 3-203.5 shall be recorded. Prior to recordation of the final plat, the Plat shall be reviewed by the Land Use Department.
2. *Prior to recordation of the final plat*, the Applicant shall provide evidence that all ad-valorem taxes applicable to the land have been paid.
3. *Prior to recordation of the final plat*, a note must be placed on the final plat indicating that the western property line is not at a right angle to the right-of-way.
4. *Prior to recordation of the final plat*, the Applicant shall provide a development agreement in compliance with 3-2.6.B of the Land Use Code.
5. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for **Docket SD-17-0002: Gaynor Lake Filing 1 Replat A**.
6. The Applicant shall establish an easement for Xcel along the eastern property line prior to the recordation of the plat.

VOTE: Motion PASSED {8 to 0}

Docket V-17-0004: Clowes Right-Of-Way Vacation

Matthew Thompson, Planner II, presented the application for Patrick Clowes, Pactolus LLC, a request to vacate one-half of the 100 foot Right-Of-Way, which lies adjacent to the applicant's property at 5321 Marshall Drive. The proposed property is located in the Rural Residential (RR) Zoning District, at 5321 Marshall Drive, adjacent to and east of Marshall Drive, immediately north and east of the intersection of Eldorado Springs Drive and Marshall Drive, in Section 21, Township 1S, Range 70W.

PUBLIC HEARING OPENED

SPEAKERS: Patrick Clowes, LLC (Applicant)

PUBLIC HEARING CLOSED

MOTION: Lieschen Gargano **MOVED** that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend that the Board of County Commissioners **CONDITIONALLY APPROVE** **Docket V-17-0004: CLOWES RIGHT-OF-WAY VACATION**, subject to the five (5) conditions, as listed in the staff presentation.

SECOND: Daniel Hilton

CONDITIONS OF APPROVAL

1. Land Use staff shall record the Board of County Commissioners' resolution approving the vacation with the County Clerk and Recorder's Office within one year after the date of the Board's adoption of the resolution. The approval shall not be considered to be final or effective until this recordation occurs, and shall expire if recordation does not occur within the required one year.
2. The applicant and the property owner at 5321 Marshall Drive shall redefine their property deed to include the area of land gained through this right-of-way vacation. The deeds shall be recorded by Land Use staff subsequent to recordation of the resolution of approval.
3. The vacation shall be subject to an access easement for access to the properties at 5300 Marshall Drive, 5329 Eldorado Springs Drive, and 5333 Eldorado Springs Drive.
4. The vacation shall be subject to a utility easement for the existing overhead electric and natural gas distribution facilities within the right-of-way to be vacated.
5. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for **Docket V-17-0004: Clowes Right-Of-Way Vacation**.

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

DOCKET BVCP-15-0001: BOULDER VALLEY COMPREHENSIVE PLAN

Planning Commission's (PC) discussion of the Boulder Valley Comprehensive Plan (BVCP) major update and Comprehensive Development Plan Intergovernmental Agreement (IGA) with the City of Boulder was a continuation of the June 28 joint Planning Commission (PC) and Board of County Commissioners (BOCC) public hearing. Staff requested that PC deliberate and decide on two items at the July 19 meeting: 1) BVCP policy, text and map updates, and 2) CU South land use

designation changes. PC also provided feedback on the proposed Intergovernmental Agreement (IGA) renewal.

Following the June 28 county public hearing, City and Council and Planning Board decision meetings were held on July 11 and July 13, respectively. Nicole Wobus, Long Range Planning Manager, presented a summary of outcomes from the city meetings. Following this presentation, PC asked questions and held a discussion on the following three subjects: CU South land use designation changes; BVCP policy, text and map updates; and the proposed Intergovernmental Agreement. The discussion and questions are organized by topic below.

CU South land use designation changes

QUESTIONS AND DISCUSSION

Planning Commission's questions and discussion regarding CU South was focused on the following topics:

- Affordable housing: In response to a question on the types of housing planned for the property, CU explained that their experience so far is in rental housing, but they are working on a study to figure out the housing needs of staff and students. That may lead to working out a way to provide ownership units. PC and staff also looked at the language regarding the number of housing units targeted and wording for prioritization of housing in the Guiding Principles.
- Annexation process and Guiding Principles: Staff explained that the guiding principles would carry the most weight during the annexation agreement process. As part of the plan, they will not be amended after the plan is adopted. An annexation agreement is a binding agreement, and CU and the city both have reasons for moving forward with annexation.
- Arrival at the recommended land use discussions and acreage: City staff explained that the current recommended land use designation changes had changed since June 28 based on a request by City Council in an effort to narrow the potential uses on the property. Staff noted the amount of acreage per land use designation: about 120 acres for OS-O, about 80 acres for PK-U/O, and about 100 acres for P.
- Public process going forward: Staff explained that the guiding principles state that there will be a robust public process and noted that there has been a collaborative process to get to where we are at this point. That process and the county's role are yet to be defined.
- Levee removal: Staff explained that CU has stated a willingness to look at the possibility of removing the levee and the impacts of doing so. The guiding principles state that residences and academic buildings will not be located in the 500 year floodplain which is the area currently protected by the levee.
- Downstream impacts and efforts, and the robustness of Option D:
 - o PC members asked about the impacts of Option D on residents downstream and efforts underway downstream to address flood mitigation. Staff explained that the mitigation efforts on CU's property are Phase 1 of the three-phase concept decided on in 2015. Phase 1 has the most significant flood mitigation benefits and is the only component that is upstream of the Frazier Meadows neighborhood.
 - o There were questions about the relevance of the South Boulder Creek Flood Mitigation Study as it started in 2009. It was noted that the study explored numerous options and that the next stage is to work out a full engineering design for Option D which would be held to state standards for a high hazard dam. PC members noted that the current study is the best available data and it makes sense for the process to move forward.
 - o Some PC members expressed that they would like to increase the requirements and standards of flood mitigation to go "above and beyond" that of federal and state requirements in order to address potential increased risks associated with climate

190 change. There was discussion of adding the term “best practices” to the Guiding
191 Principles. PC chose to advance that idea as a recommendation.
192 - Location of flood mitigation infrastructure: A member of PC asked if it made sense to
193 consider other locations for a dam. City staff explained that the options looked at before
194 arriving at Option D included other locations on and off the property. Option D offered the
195 greatest effect and avoided impacts on critical habitat areas. PC also asked if the land use
196 designations are flexible enough to accommodate a different flood mitigation footprint than
197 currently envisioned, if the engineering finds a different footprint would be best. Staff
198 explained that the designations do not limit the design as they build flood mitigation
199 structures within all types of land use designations.
200

ORIGINAL

202 **MOTION:** Sean Stewart MOVED to approve the land use designation for CU
203 South, changing from Low and Medium Density Residential (LR and
204 MR) and portions of Open Space-Other (OS-O) to Public (P) and Parks,
205 Urban, and Other (PK-U/O) and retaining portions of OS-O.
206

207 **SECOND:** Ann Goldfarb
208

Gavin moves to amend by adding part (b) below.

210 **MOTION:** Gavin McMillan MOVED that the Boulder County Planning
211 Commission APPROVE (a) the land use designation for CU South,
212 changing from Low and Medium Density Residential (LR and MR) and
213 portions of Open Space-Other (OS-O) to Public (P) and Parks, Urban,
214 and Other (PK-U/O) and retaining portions of OS-O and (b) to approve
215 the Guiding Principles, as set forth in Attachment A of the of the
216 Supplement to the July 19, 2017 Planning Commission Staff Report.
217

218 **SECOND:** Ann Goldfarb, as amended
219

220 **VOTE:** Motion PASSED {8 to 0}

222 **MOTION:** Ann Goldfarb MOVED for Planning Commission to RECOMMEND
223 that the city work with county staff in developing best practices that go
224 above and beyond federal and state standards to reduce risk to life,
225 health and economic impacts downstream from the proposed flood
226 mitigation given the continued risk from climate change.

227 **SECOND:** Mark Bloomfield (with Sean concurrently)
228

229 **VOTE:** Motion PASSED {8 to 0}
230

Intergovernmental Agreement (IGA)

QUESTIONS AND DISCUSSION

234 Planning Commission does not have decision-making authority over the IGA, but did discuss the
235 proposed movement of the Amendment Procedures to the IGA and proposed changes to the
236 amendment procedures. The following is a summary of the main topics addressed:

237 - Dissatisfaction with changes: Several PC members expressed dissatisfaction with the nature
238 of the changes, and some expressed a strong dislike for how the process has taken place (i.e.,
239 moving the procedures to the IGA without providing PC an opportunity to vote on the
240 changed procedures), and for City Council and Planning Board’s perceptions of the role of

- 242 PC. Some highlighted the numerous public comments received on the matter as well,
244 including those from both county and city residents favoring continuation of four-body
review.
- Reason for the changes: With regard to changes to decision making for Area II and the Area
246 III Planning Reserve, staff highlighted the compromise between BOCC and council. City
Council wished to remove the county from Area II and Area III Planning Reserve decisions
248 entirely due to concerns related to process efficiency and that PC typically focuses on more
rural issues. BOCC had prioritized keeping four-body review intact for Area III Planning
250 Reserve, and had expressed a willingness to shift to city-only decision making with a county
call up for Area II land use decisions recognizing that as more and more Area II land has
252 been annexed there is less risk remaining. Furthermore, Area II has been planned for
annexation for many years, and there is already an option to bypass county decision making
254 with annexation. Staff also noted that the BVCP is a living document that can change with the
changing needs of the community. For example, Area I land use changes became a city-only
256 decision in 2000. PC questioned whether other options had been explored for addressing the
city body's concerns related to process efficiency. Staff explained that moving the
258 amendment procedures from the BVCP to the IGA originated from staff in the interest of
consistency with other IGA's in which the full set of terms of the cooperative relationship
260 between a municipality and the county are contained within the IGA.
 - Risk of losing the IGA with the city: The 2015 update coincides with the expiration of the
262 IGA at the end of the year which makes it important to come to a compromise.
 - o Several PC members expressed that losing the IGA would be more problematic than
264 losing four-body decision making on certain decisions.
 - o Some PC members expressed a strong concern for the risk of losing the IGA entirely
266 while other members felt that the risk was not as high as perceived.
 - Area II and Area III Planning Reserve: A majority of PC members expressed a strong desire
268 to maintain four-body review for the Area III Planning Reserve. Two PC members expressed
a strong desire to maintain four-body review for Area II properties, noting that having only a
270 few remaining Area II properties are what makes it more important to maintain PCs decision
role. PC also expressed a strong desire for the BOCC to seek recommendations from PC
272 before making decisions. Staff noted that the BOCC has expressed that they value PC's input.
 - Process Timeline:
 - o PC had questions about the process timeline if they were to move the amendment
274 procedures back into the plan, change the proposed amendment procedures language
and then have it reconsidered by the other three bodies, or delay their decisions. Staff
276 explained that this would hold up the plan and the ability for staff to move forward
with implementation. Staff also explained that BOCC takes action next week and if
278 PC delayed their decision, BOCC would not have the benefit of hearing PC's input.
 - o PC had questions about the various scenarios that could play out depending on the
280 action they take. One PC member explained that even if PC changed the proposed
amendment procedures and added them back in the plan, City Council and BOCC
282 could negotiate the IGA to include different amendment procedures that would
override those in the plan. Another PC member spoke about how there are
284 advantages to having the procedures in the IGA (if Area III Planning Reserve is four-
body) because this likely wouldn't be discussed for the 20 year term of the IGA.
286

288 *Planning Commission took a break from approximately 6:14pm to 6:27 pm.*

290 **MOTION: Gavin McMillan MOVED for the Planning Commission RECOMMEND**
292 **to City Council and BOCC the following ...**

294 **Planning Commission strongly prefers to maintain the current process**
without modification for Area II (land use designation changes) and
Area III Planning Reserve. Planning Commission's highest priority is to

ensure four-body review is maintained on service area expansion approval for Area III Planning Reserve.

If certain decisions are to become three-body review processes, Planning Commission strongly urges BOCC to refer relevant items to Planning Commission for recommendation before making decisions.

SECOND: Mark Bloomfield

VOTE: Motion PASSED {8 to 0}

BVCP Update (Text, Policy, and Maps)

DISCUSSION

Planning Commission acknowledged the changes to the policies in Attachment B, which were made based on feedback from BOCC and PC at the June 28 public hearing. They did not express concern for these changes.

MOTION: Sean Stewart MOVED to APPROVE the 2015 Update to the Boulder Valley Comprehensive Plan as set forth in the June 15, 2017 BVCP Adoption Draft (Attachment C of the Supplement to the July 19, 2017 Planning Commission Staff Report) with minor amendments from the Board of County Commissioners and Planning Commission (Attachment B of the Supplement to the July 19, 2017 Planning Commission Staff Report) and amendments to the Policy 1.05 and the definition of Parks, Urban and Other (PK-U) (Attachment A of the Supplement to the July 19, 2017 Planning Commission Staff Report). This approval is conditioned on retaining four body decision making for a service area expansion plan approval in Area III Planning Reserve.

SECOND: Gavin McMillan

VOTE: Motion PASSED {6 to 2}

Docket IGA-17-0003 and BCCP-17-0002 Jamestown Comprehensive Plan Update

Amy Oeth, Long Range Planner II, presented a summary of the final draft of the 2017 Jamestown Comprehensive Plan and requested Planning Commission's approval of the plan. Per the provisions of the county's 1981 intergovernmental agreement (IGA) with the Town, the Planning Commission (PC), along with the Board of County Commissioners (BOCC) and Town of Jamestown Board of Trustees, adopt the plan. Additionally, the Jamestown Comprehensive Plan is referenced in the Mountain Subregion component the Boulder County Comprehensive Plan (BCCP), and that reference requires an update to BCCP to reflect the updated Jamestown Comprehensive plan.

Amy described the reasons for the update, public process, and went through the content and county staff comments for each chapter. County staff reviewed an earlier draft of the plan, and Jamestown staff was able to integrate the county's suggestions into the final draft plan.

Planning Commission questions touched upon the following areas:

- Did Jamestown adopt the County's Build Smart in their building code?

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406 **VOTE: Motion PASSED {8 to 0}**

ADJOURNED

408

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.

410

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Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY PLANNING COMMISSION AGENDA

August 16, 2017
2:00 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 2:00 P.M.

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**
Approval of the *July 19, 2017* 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. **Planning Commission Training Series**
(Staff Presenter: Kate Burke, Assistant County Attorney)
4. **Docket BCCP-16-0001: Boulder County Comprehensive Plan Update Sustainable Materials Management Element**
Staff will provide updates on the status of the Boulder County Comprehensive Plan (BCCP) Sustainable Materials Management Element, along with a recommendation regarding approval of the plan.
Action Requested: Decision
No public testimony will be taken.
(Staff Planners: Steven Giang & Nicole Wobus, Land Use Department)
Docket Webpage: <https://www.bouldercounty.org/property-and-land/land-use/planning/boulder-county-comprehensive-plan/update/sustainable-materials-management/>
5. **Consideration of Planning Commission input for draft Regional Affordable Housing Plan**
Planning Commission was presented with an overview of the Draft Regional Affordable Housing Plan in May, and has the opportunity to submit comments on the draft plan, either as individuals or as an entity. Planning Commission will consider whether it wishes to submit input as an entity, and determine any related next steps.
(Staff Planner: Nicole Wobus, Land Use Department)

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.



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY PLANNING COMMISSION AGENDA REVISED

August 16, 2017
2:00 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 2:00 P.M.

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**
Approval of the *July 19, 2017* 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. **Planning Commission Training Series**
(Staff Presenter: Kate Burke, Assistant County Attorney)

4. **Docket BCCP-16-0001: Boulder County Comprehensive Plan Update Sustainable Materials Management Element**
~~Staff will provide updates on the status of the Boulder County Comprehensive Plan (BCCP) Sustainable Materials Management Element, along with a recommendation regarding approval of the plan. Action Requested: Decision. No public testimony will be taken.~~

This item is rescheduled for September 20, 2017 Planning Commission. Public Testimony will be taken and a decision is requested.

(Staff Planners: Steven Giang & Nicole Wobus, Land Use Department)

Docket Webpage: <https://www.bouldercounty.org/property-and-land/land-use/planning/boulder-county-comprehensive-plan/update/sustainable-materials-management/>

5. **Consideration of Planning Commission input for draft Regional Affordable Housing Plan**
Planning Commission was presented with an overview of the Draft Regional Affordable Housing Plan in May, and has the opportunity to submit comments on the draft plan, either as individuals or as an entity. Planning Commission will consider whether it wishes to submit input as an entity, and determine any related next steps.
(Staff Planner: Nicole Wobus, Land Use Department)

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.



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: August 16, 2017
TIME: 2:00 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 – 2:00 P.M.

Planning Commission Training Series

Docket BCCP-16-0001: Boulder County Comprehensive Plan Update Sustainable Materials Management Element

Staff will provide updates on the status of the Boulder County Comprehensive Plan (BCCP) Sustainable Materials Management Element, along with a recommendation regarding approval of the plan. *Action Requested: Decision.* No public testimony will be taken.

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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: August 2, 2017-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2017\pc-hearing-notice-20170816.DOC

PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: August 16, 2017
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Third Floor, Boulder County Court-
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Published: Longmont Times-Call August 2,
2017 -

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):

Aug 2, 2017

TERRY LOVE

Signature

Subscribed and sworn to me before me this

2nd day of August, 2017.

Melissa L. Najera

Notary Public

MELISSA L. NAJERA
NOTARY PUBLIC
STATE OF COLORADO

NOTARY ID 20064049936
MY COMMISSION EXPIRES DEC 11, 2018

(SEAL)

Account: 1050753
Ad Number: 1344058
Fee: \$41.76



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BOULDER COUNTY PLANNING COMMISSION

MINUTES August 16, 2017

AFTERNOON SESSION – 2:00 PM

Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved September 20, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 2:00 PM

On Wednesday, August 16, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 2:02 p.m. and adjourning at approximately 3:11 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez (Chair), Sam Fitch, Dan Hilton (Vice-Chair), Sean Stewart, Gavin McMillan, Mark Bloomfield.

Commissioner Excused: Doug Young and Lieschen Gargano

Boulder County Staff Present: Kim Sanchez, Dale Case, Ben Doyle (Assistant County Attorney), Kate Burke (Assistant County Attorney), Anna Milner, Steven Giang, Nicole Wobus, Rick Hackett, Amy Oeth, Ron West.

Others: 20 - 25

MINUTES

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the Minutes from the July 19, 2017 Planning Commission Hearing as written.

SECOND: Sean Stewart

VOTE: Motion PASSED {7 to 0}

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

Dale Case, Land Use Director, presented a request from a member of the public regarding including a general public comment period at the beginning of Planning Commission meeting. Planning Commission discussed and some members expressed interest in this as a potential change to the

Planning Commission bylaws but did not amend their agenda to include a general public comment item.

Kim Sanchez, Chief Planner, presented an update on the Comprehensive Drilling Plan (CDP) that Crestone Peak Resources has submitted to the State (COGCC). Boulder County sent a letter to the Colorado Oil and Gas Conservation Commission (COGCC) on July 7, 2017, and in response COGCC provided information outlining the timeline and process for COGCC's review, which is available on the COGCC website and the County's oil and gas webpage. The CDP is an application to the State; Crestone will also be required to submit an application to the county for review under our new Art. 12 oil and gas regulations.

Nicole Wobus, Long Range Planning Manager, provided an update on the status of the Boulder Valley Comprehensive Plan (BVCP-15-0001) and renewal of the Intergovernmental Agreement with the City of Boulder (IGA-17-0001). On July 26, 2017 the Board of County Commissioners (BOCC) approved: 1) a renewed Intergovernmental Agreement (IGA) with the City of Boulder; 2) land use designation changes and guiding principles for CU South, supporting and adding to the recommendation language previously put forward by Planning Commission; and 3) the updated Boulder Valley Comprehensive Plan policy, text and maps. The version of the IGA approved by the BOCC included a set of amendment procedures that would allow for both BOCC and Planning Commission involvement (along with City Council and Planning Board) in final approval of conversion of the Area III Planning Reserve to Area II. The next step was for the City Council to consider for approval the BOCC-approved version of the IGA. Additional information is available at: <https://www.bouldercounty.org/property-and-land/land-use/planning/bvcp-2015-boulder-valley-comprehensive-plan-update/>

Planning Commission Training Series

Kate Burke, Assistant County Attorney, presented information on Federal and State Preemption and Local Land Use Law. The presentation is available at the below location:

<http://bouldercountyco.suiteonemedia.com/web/Player.aspx?id=700&key=-1&mod=-1&mk=-1&nov=0>

Docket BCCP-16-0001: Boulder County Comprehensive Plan Update Sustainable Materials Management Element

~~Staff will provide updates on the status of the Boulder County Comprehensive Plan (BCCP) Sustainable Materials Management Element, along with a recommendation regarding approval of the plan. Action Requested: Decision. No public testimony will be taken.~~
This item is rescheduled for September 20, 2017 Planning Commission. Public Testimony will be taken and a decision is requested.

Consideration of Planning Commission Input for Draft Regional Affordable Housing Plan

Planning Commission (PC) was presented with an overview of the Draft Regional Affordable Housing Plan in May, 2017. At the August meeting PC considered whether to submit input as an

entity and determined next steps.

Nicole Wobus, Long Range Planning Manager, provided a presentation and overview of the meeting objectives and goals. Nicole and Amy Oeth from the Land Use Long Range team both fielded questions from PC.

PC's questions and discussion regarding the draft Affordable Housing Plan focused on the following topics:

- Housing Subcommittee: A PC member proposed the idea of creating a subcommittee focused on preparing comments for the Draft Regional Affordable Housing Strategic Plan and the discussion of affordable housing in the broader context of Boulder County. PC decided to aim to hold a subcommittee meeting prior to the September PC meeting with the intent to bring the subcommittee outcomes back to PC and finalize comments for submittal prior to the September 29, 2017 Affordable Housing Summit. Planning Commissioners not able to attend would be able to provide comments for consideration by the subcommittee. The comments would be shared with fellow Planning Commissioners and added to the public record.
 - o Discussion Structure for Housing Subcommittee Meeting: A Planning Commissioner suggested using the five focus areas listed in the plan to frame the discussion, and having each Planning Commissioner provide thoughts on those five areas. A structure for the subcommittee meeting was not finalized.
- Potential conflict of interest: Sam Fitch disclosed that his wife is a part-time consultant of the Boulder Housing Partners and is working on the regional housing plan. He did not plan to recuse himself from the September 29 meeting unless he is requested to do so by an attorney.
- Affordable housing priorities: A PC member expressed interest in encouraging participation from all groups from around the county, especially those from low income and minority populations. It should be within a broad framework that allows communities to make actions based on their contextual needs. Other priorities expressed were highlighting the interconnection between jobs, housing, and workforce issues; noting the importance of different types of affordable housing, specifically the integration of affordable units within large neighborhoods; and a desire to integrate other services such as early childhood education in this discussion.
- Draft Housing Plan: A PC member pointed out that the draft plan lacks figures about the total number of rental units and ownership units in the county, and that this makes it hard to understand the actual size of the current inventory. A PC member also asked about the number of market-rate affordable units that have been lost due to price inflation. PC members also asked who would review and act upon comments submitted, the process for finalizing the plan, and who will ultimately approve the final plan. Staff noted that staff from the county and city offices responsible for developing the draft plan would review and act on comments, and that the members of the Consortium of Cities would be responsible for ultimate approval of the plan. Staff agreed to seek clarification and confirm responses.
- Further Information: A newer member of PC expressed a desire to receive a more in-depth briefing of the draft Regional Affordable Housing Strategic Plan. Staff suggested the Planning Commissioners view the video and minutes from the May 17 PC meeting to hear the full presentation and discussion.

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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BOULDER COUNTY PLANNING COMMISSION

PUBLIC HEARING

Wednesday, September 20, 2017, at 1:30 p.m.

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

Consideration of Planning Commission Input for the Draft Regional Affordable Housing Strategic Plan

Staff: Nicole Wobus, Long Range Planning and Policy Manager, Land Use
Amy Oeth, Planner II, Land Use Department

AGENDA

1. Staff presents a summary of outcomes from the PC Affordable Housing Subcommittee meeting
2. Planning Commission questions of staff and PC Affordable Housing Subcommittee members
3. Public Comment (3 minute allowance per individual speaker)
4. Finalization of PC comments on the draft Boulder County Regional Affordable Housing Strategic Plan

SUMMARY AND MEETING OBJECTIVES

Planning Commission (PC) was presented with an overview of the draft Boulder County Regional Affordable Housing Strategic Plan in May. The plan is undergoing revision based on input from stakeholders. At its August meeting, PC determined it would like to submit comments on the draft plan as an entity and decided to hold a subcommittee meeting to discuss topics in greater depth. A subcommittee meeting was held on September 7 (please visit <https://www.bouldercounty.org/government/boards-and-commissions/planning-commission/> for more information). At the September PC meeting, the subcommittee will report back on outcomes and provide a draft of comments for PC to finalize for submittal.

Action Requested: *Finalize PC comments on the draft Boulder County Regional Affordable Housing Strategic Plan.*

CONTENTS

Section	Description	Pages
Section I	Affordable Housing Subcommittee Meeting Summary	2-3
Section II	Draft comments on Regional Affordable Housing Strategic Plan	3-4
Section III	Next Steps	4-5
Attachment A	9/7/17 Meeting Agenda	A1

Key Links

- 9/7/17 Affordable Housing Subcommittee meeting information, materials, and recording: <https://www.bouldercounty.org/government/boards-and-commissions/planning-commission/>
- PC May Meeting Minutes: <http://bit.ly/2vOBmdg>
- PC May Meeting Recording: <http://bit.ly/2hK3Dw1>
- Regional Affordable Housing Draft Plan: <https://assets.bouldercounty.org/wp-content/uploads/2017/03/affordable-housing-draft-plan.pdf>
- Boulder County Housing Website: <https://www.bouldercounty.org/families/housing/housing-energy/>

I. AFFORDABLE HOUSING SUBCOMMITTEE MEETING SUMMARY

The Affordable Housing Subcommittee meeting was publicly noticed and held on Sept. 7, 2017. Seven PC members attended the meeting: Mark Bloomfield, Sam Fitch, Lieschen Gargano, Ann Goldfarb, Natalie Feinberg Lopez, Gavin McMillan, and Sean Stewart. The following county staff members attended the meeting: Dale Case, Kim Sanchez, Nicole Wobus (facilitator), Amy Oeth (co-facilitator), Steven Giang, and Anna Milner from the Land Use Department, and Kathy Parker and Kate Burke from the County Attorneys' Office.

The meeting started with each PC attendee stating his or her top priorities and concerns related to affordable housing in the county, with a focus on the draft Regional Affordable Housing Strategic Plan (the plan). Staff made note of themes and areas of common ground that emerged from the statements. Staff also recorded topics raised through the PC members' statements that would be best addressed at a future time as part of the Boulder County Comprehensive Plan (BCCP) Housing Element update when a broader discussion of affordable housing issues takes place. Next, staff worked with PC members to determine the format for their comments on the plan, and to clarify and supplement the set of themes identified.

Section II of this staff report includes a draft set of comments from PC for the plan. Staff structured and streamlined the comments based on discussion at the subcommittee meeting.

Following is the list of topics individual PC subcommittee members flagged for further consideration as part of the BCCP Housing Element update:

- The role of county-regulated land
- Boulder County as a haven for those seeking an accepting community
 - Many newcomers to the community experience housing struggles.
 - Do Boulder County initiatives build on the community's reputation as a supportive community?

- Addressing TABOR limitations
- Need for a living wage
- Employers taking responsibility when hiring new staff (e.g., including a budget line item for housing support)
- How the unincorporated community can grow slowly?
- How can the community grow in the best way for the community?
- How communities are changing with regard to affordable housing needs (e.g., the role of job centers, etc.)
- Housing as a component of community resiliency

II. DRAFT COMMENTS ON THE DRAFT BOULDER COUNTY REGIONAL AFFORDABLE HOUSING STRATEGIC PLAN

PC members who participated in the affordable housing subcommittee meeting drafted an introductory paragraph and discussed areas of common ground among the comments PC members shared at the meeting. The following material represents staff's effort to organize the content into a format suitable for comment submittal. Further discussion and refinement of the draft comments is intended to take place at the September 20 PC meeting by the full Planning Commission. PC will also take into consideration public comments they may receive in writing advance of or through oral testimony at the meeting.

Draft Comments

Affordable housing is an issue that affects all communities in Boulder County. The Boulder County Planning Commission appreciates the direction and the establishment of measureable goals provided by the Boulder County Regional Affordable Housing Strategic Plan Draft and appreciates that the plan allows for each community to implement the goals using the methods most appropriate for their community. Since residents throughout the incorporated and unincorporated parts of the county are already connected by jobs, transportation, air quality impacts, and more, Planning Commission also recognizes the importance of addressing affordable housing at a county level. Finally, Planning Commission values the plan's recognition of the relationship affordable housing has to both health and community resiliency.

Planning Commission has the following specific suggestions for the draft plan:

- The plan should be bold.
 - The plan should reflect that affordable housing is the issue warranting the most attention in our community.
 - Goals should be reviewed to ensure they fully capture the need for affordable housing in the community, recognizing that even if the goals in the draft plan are met, the region will still fall short of replacing all of the market-rate affordable homes that have been lost through appreciation and rising rental costs.
- The plan should include more detail on the need for affordable housing, with clear goals and information about the basis for the goals set forth.
 - PC recognizes the need for affordable housing may be greater than the goals in the draft plan currently reflect.
 - The plan should more clearly articulate goals regarding redevelopment vs. new builds, including the basis for those goals (e.g., the appropriate ratio between rental and ownership units).
 - The plan should include more detail on the types of affordable housing that are needed and the tiers that are being served by these housing types. The need for affordable housing exists for people of all ages, life stages, and family sizes.

PC September 20, 2017: Input for the Draft Regional Affordable Housing Strategic Plan

- Planning Commission believes a strong emphasis should be placed on the following:
 - Preservation of existing affordable housing units;
 - Reuse of existing structures and infill to maximize resource efficiency, preserve the county's limited remaining developable land, and lower the cost of living for residents (i.e., locating close to existing services);
 - Promoting energy efficiency and renewable energy production in developments to help address affordability and sustainability goals (e.g., striving to make affordable housing developments net energy producers);
 - Prioritizing housing close to transportation and services (including consideration of what transportation services could be added);
 - Creating walkable neighborhoods;
 - Decentralizing affordable housing by incorporating many smaller developments throughout the community;
 - Providing a diversity of housing types, including market-rate affordable housing and housing that is affordable to middle income families and individuals;
 - Providing housing for those who work in and serve the community (e.g., ensuring sufficient funding for workforce housing for teachers, emergency workers, government employees, etc.).
- Provide specific guidelines for developers.
 - Ensure developers are held accountable for delivering affordable housing in the quantities expected and developments that provide real benefits to the community.
 - Provide opportunities for developers to take advantage of incentives, such as fee waivers.
- The plan should recognize the important role of corporate responsibility and the jobs-housing balance.
 - Highlight the integral relationship between affordable housing needs and the decisions of large employers within the community.
 - Discuss goals in the context of the jobs-housing balance.
 - Highlight the importance of employers paying a living wage for the community, and other ways employers can contribute to addressing housing issues in the community.
- Messaging and education for the public is important, including the following types of messaging:
 - Highlighting how affordable housing benefits the community as a whole, and fits within the context of broad community needs;
 - Describing the magnitude of the community's need;
 - Discussing that change and growth are happening and a plan is needed for how to adapt in the best way possible for the community;
 - Highlighting success stories;
 - Defining the range of types of affordable housing needed;
 - Considering linkages between the need for affordable housing and the community's role in supporting basic human rights.
- The plan should provide creative strategies and methods for implementing goals.
 - Provide examples of successful strategies from other jurisdictions.
 - Leverage funding to achieve the greatest "bang for the buck" (i.e., the greatest number units in the best locations given the funding available).

III. NEXT STEPS

Following discussion and refinement of the draft comments at the Sept. 20 PC meeting, staff will submit the comments via the Regional Affordable Housing Strategic Plan website on behalf of PC. The comments, along with additional topics raised during the subcommittee meeting, will form the basis for a broader discussion of the community's affordable housing policy needs as part of a future

PC September 20, 2017: Input for the Draft Regional Affordable Housing Strategic Plan

update to the BCCP Housing Element. The timing of that update process is not yet determined. It will take place following the completion of the Boulder County Regional Affordable Housing Strategic Plan, and pending availability of both Land Use and subject matter expert staff.

Planning Commission Affordable Housing Subcommittee Meeting September 7, 2017

Objectives

- **Primary:** Craft PC comments on the draft Regional Affordable Housing Plan that reflect the common ground among PC members' priorities related to affordable housing.
- **Additional:** Other issues may be identified that warrant more careful review and discussion when Planning Commission addresses the update to the BCCP Housing element.

Agenda [11:00 – 1:00 pm]

- I. Introduction (5 min)
 - Review expectations, meeting format and meeting materials.
- II. Participant statements of key priorities and concerns (30 min)
 - Provide each PC member an opportunity to briefly state their key priorities and concerns related to affordable housing, ***and specifically in terms of comments for the plan.***
 - In the interest of time we ask that each PC member limit their comments to no more than 5 minutes.
 - Note: No comments have been received from PC members in advance of the meeting as of yet.
- III. Open discussion, honing in on key themes (35 min)
 - Identify areas of common ground based on statements of priorities; probe further to clarify points, or spur further discussion to shape ideas into a form that relates to the draft plan. Additional ideas for later consideration will be noted in a "parking lot."
 - As the discussion progresses, staff will note if there are points from May PC discussion or topic areas from the draft plan that have not yet been addressed in the discussion.
 - Staff will flag items with broad consensus and potential for inclusion in the comment language as we go.
- IV. Craft comment language (45 min)
 - Staff will record comment language on screen.
- V. Meeting wrap-up and review of next steps (5 min)

Meeting Materials

- Comments from public
- Minutes from May PC meeting
- Staff report, presentation and draft minutes from August PC meeting
- Responses to questions raised at August meeting
- Draft Regional Affordable Housing Strategic Plan

Note: There will be no public comment at the subcommittee meeting. There will be public comment at the September 20 PC meeting.



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BOULDER COUNTY PLANNING COMMISSION AGENDA

September 20, 2017
1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M.

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the *August 16, 2017* 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. Planning Commission Training Series

4. SU-17-0003: BTC Development Addition

Request: Special Use Review for a 2,862-square-foot addition to the existing 60,160-square-foot commercial structure that has not been previously approved through a Special Use Review.

Location: At 7420 E. Dry Creek Parkway, Lot 2 Blk 2 Boulder Tech Center Replat B, in the Boulder Tech Center 850 feet east of the intersection between East Dry Creek Parkway and Dry Creek Parkway, in Section 36, Township 2N, Range 70W.

Zoning: Agricultural (A) and Light Industrial (LI) Zoning Districts

Applicant/Property Owner: BTC DEVELOPMENT LLC

Agent: Rob Fisher, New West Architecture, LLC

Action Requested: Recommendation to the BOCC.

Public testimony will be taken.

(Staff Planner: Robert Haigh)

Docket Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-17-0003>

5. Docket BCCP-16-0001: Boulder County Comprehensive Plan Update Sustainable Materials Management Element

Staff will present the recommended update to the Boulder County Comprehensive Plan Sustainable Materials Management Element. Staff will summarize overall proposed changes to the SMME relative to the current version. The presentation will focus on revisions made in response to feedback provided by Planning Commission and the Resource Conservation Advisory Board at a Mar. 2017 study session. RCAB saw a second version of this draft in June 2017 and provided staff with their feedback.

Action Requested: Decision.

Public testimony will be taken.

(Staff Planners: Steven Giang and Nicole Wobus, Land Use Department)

Docket Webpage: <https://www.bouldercounty.org/property-and-land/land-use/planning/boulder-county-comprehensive-plan/update/sustainable-materials-management/>

6. Consideration of Planning Commission input for the draft Boulder County Regional Affordable Housing Strategic Plan

Planning Commission was presented with an overview of the draft Boulder County Regional Affordable Housing Strategic Plan in May. The plan is currently undergoing revision based on input from stakeholders. At its August meeting, Planning Commission determined it would like to submit comments on the draft plan as an entity and decided to hold a subcommittee meeting to discuss topics in greater depth. The subcommittee meeting is being held on September 7 (please visit <https://www.bouldercounty.org/government/boards-and-commissions/planning-commission/> for more information regarding this meeting). At the September Planning Commission meeting the subcommittee will report back on outcomes and provide a draft of comments for the Commission to finalize prior to submitting.

Action Requested: Recommendations on the draft Regional Affordable Housing Strategic Plan to be submitted for consideration as part of the Housing Summit.

Public testimony will be taken.

(Staff Planners: Nicole Wobus and Amy Oeth, Land Use Department)

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: September 20, 2017
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.

Planning Commission Training Series

Docket SU-17-0003: BTC DEVELOPMENT LLC Addition

Special Use Review for a 2,862-square-foot addition to the existing 60,160-square-foot commercial structure that has not been previously approved through a Special Use Review, submitted by BTC DEVELOPMENT LLC. The proposed project is in the Agricultural (A) and Light Industrial (LI) Zoning Districts, at 7420 E. Dry Creek Parkway, Lot 2 Blk 2 Boulder Tech Center Replat B, in the Boulder Tech Center 850 feet east of the intersection between East Dry Creek Parkway and Dry Creek Parkway, in Section 36, Township 2N, Range 70W. *Action Requested: Recommendation to the BOCC.* Public testimony will be taken.

Docket BCCP-16-0001: Boulder County Comprehensive Plan Update Sustainable Materials Management Element

Staff will present the recommended update to the Boulder County Comprehensive Plan Sustainable Materials Management Element. Staff will summarize overall proposed changes to the SMME relative to the current version. The presentation will focus on revisions made in response to feedback provided by Planning Commission and the Resource Conservation Advisory Board at a Mar. 2017 joint study session. RCAB saw a second version of this draft in June 2017 and provided staff with their feedback. *Action Requested: Decision.* Public testimony will be taken.

Consideration of Planning Commission input for draft Boulder County Regional Affordable Housing Strategic Plan

Planning Commission was presented with an overview of the draft Boulder County Regional Affordable Housing Strategic Plan in May. The plan is currently undergoing revision based on input from stakeholders. At its August meeting, Planning Commission determined it would like to submit comments on the draft plan as an entity and decided to hold a subcommittee meeting to discuss topics in greater depth. The subcommittee meeting is being held on September 7 (please visit <https://www.bouldercounty.org/government/boards-and-commissions/planning-commission/> for more information regarding this meeting). At the September Planning Commission meeting the subcommittee will report back on outcomes and provide a draft of comments for the Commission to finalize prior to submitting.

Action Requested: Recommendations on the draft Regional Affordable Housing Strategic Plan to be submitted for consideration as part of the Housing Summit. Public testimony will be taken.

<p style="text-align: center;">ADJOURNED</p>

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.

Published: September 6, 2017-- Daily Times-Call

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

DATE: September 20, 2017
TIME: 1:30 P.M.
PLACE: Commissioners Hearing Room,
Third Floor, Boulder County Court-
house, 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 inter-
ested in the following items are requested to
attend such hearing and aid the Commission
members in their consideration.

AFTERNOON SESSION - 1:30 P.M.

Planning Commission Training Series

**Docket SU-17-0003: BTC DEVELOPMENT LLC
Addition**

Special Use Review for a 2,862-square-foot
addition to the existing 60,160-square-foot
commercial structure that has not been pre-
viously approved through a Special Use Re-
view, submitted by BTC DEVELOPMENT LLC.
The proposed project is in the Agricultural
(A) and Light Industrial (LI) Zoning Districts,
at 7420 E. Dry Creek Parkway, Lot 2 Blk 2.
Boulder Tech Center Replat B, in the Boulder
Tech Center 850 feet east of the intersection
between East Dry Creek Parkway and Dry
Creek Parkway, in Section 36, Township 2N,
Range 70W. Action Requested: Recommendation
to the BOCC. Public testimony will be
taken.

**Docket BCCP-16-0001: Boulder County Com-
prehensive Plan Update Sustainable Materi-
als Management Element**

Staff will present the recommended update
to the Boulder County Comprehensive Plan
Sustainable Materials Management Ele-
ment. Staff will summarize overall proposed
changes to the SMME relative to the current
version. The presentation will focus on re-
visions made in response to feedback pro-
vided by Planning Commission and the Re-
source Conservation Advisory Board at a
Mar. 2017 joint study session. RCAB saw a
second version of this draft in June 2017 and
provided staff with their feedback. Action
Requested: Decision.
Public testimony will be taken.

**Consideration of Planning Commission input
for draft Boulder County Regional Affordable
Housing Strategic Plan**

Planning Commission was presented with
an overview of the draft Boulder County Re-
gional Affordable Housing Strategic Plan in
May. The plan is currently undergoing re-
vision based on input from stakeholders. At its
August meeting, Planning Commission de-
termined it would like to submit comments
on the draft plan as an entity and decided to
hold a subcommittee meeting to discuss
topics in greater depth. The subcommittee
meeting is being held on September 7
(please visit <https://www.bouldercounty.org/government/boards-and-commissions/planning-commission/> for
more information regarding this meeting).
At the September Planning Commission
meeting the subcommittee will report back
on outcomes and provide a draft of com-
ments for the Commission to finalize prior to
submitting.

Action Requested: Recommendations on the
draft Regional Affordable Housing Strategic
Plan to be submitted for consideration as
part of the Housing Summit. Public testimo-
ny will be taken.

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 Commis-
sion hearing participants. See staff at hear-
ing 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 be-
fore the scheduled hearing.
Published: Longmont Times-Call Sept. 6,
2017 - 1358350

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):

Sept 6, 2017

TERRY LOVE

Signature

Subscribed and sworn to me before me this

7th day of September, 2017.

Shayla Najera

Notary Public

**SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO**

**NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2021**

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Account: 1050753
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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY PLANNING COMMISSION

MINUTES

September 20, 2017

AFTERNOON SESSION – 1:30 PM

Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved October 18, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, September 20, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:33 p.m. and adjourning at approximately 3:43 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez (Chair), Sam Fitch, Dan Hilton (Vice-Chair), Sean Stewart, Gavin McMillan, Mark Bloomfield.

Commissioner Excused: Doug Young and Lieschen Gargano

Boulder County Staff Present: Sinead O'Dwyer, Summer Frederick, Kim Sanchez, Dale Case, Kate Burke (Assistant County Attorney), Kathy Parker (Assistant County Attorney), Anna Milner, Steven Giang, Nicole Wobus, Rick Hackett, Amy Oeth.

Others: 4

MINUTES

MOTION: Ann Goldfarb **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from the August 16, 2017 Planning Commission Hearing as written.

SECOND: Sam Fitch

VOTE: Motion **PASSED** {7 to 0}

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

Nicole Wobus, Long Range Planning and Policy Manager, provided an update on the status of the Boulder Valley Comprehensive Plan (BVCP-15-0001). On August 28, 2017 City Council approved the version of the Intergovernmental Agreement (IGA) approved by BOCC on July 26. With City

32 Council's vote to renew the IGA, the City of Boulder and Boulder County have approved the 2015
34 update to the Boulder Valley Comprehensive Plan, with two outstanding requests for map changes
36 remaining: Knollwood and Spring Valley Estates. Nicole shared key upcoming dates, which are also
available on the county's BVCP docket website: <https://www.bouldercounty.org/property-and-land/land-use/planning/bvcp-2015-boulder-valley-comprehensive-plan-update/>

38 Nicole also provided an update on planning and revisions underway for the Boulder County
40 Comprehensive Plan. She noted that staff continues to make progress with work planning for
upcoming element updates, and staff will share a proposed new document template and graphics at a
Planning Commission (PC) meeting within the next few months.

Planning Commission Training Series

42 Kathy Parker, Assistant County Attorney, presented information on Ethical Issues for Planning
44 Commissioners. The presentation is available at the below location:

46 <http://bouldercountyco.suiteonemedia.com/web/Player.aspx?id=709&key=-1&mod=-1&mk=-1&nov=0>

Docket SU-17-0003: BTC Development Addition

50 Rob Haigh, Planner II, presented the application for BTC DEVELOPMENT LLC and Rob Fisher for
52 a Special Use Review for a 2,862-square-foot addition to an existing 60,160-
square-foot commercial structure. The proposed project is located in the Agricultural (A) and Light
54 Industrial (LI) Zoning Districts, at 7420 E. Dry Creek Parkway, Lot 2 Blk 2 Boulder Tech Center
Replat B, in the Boulder Tech Center 850 feet east of the intersection between East Dry Creek
56 Parkway and Dry Creek Parkway, in Section 36, Township 2N, Range 70W. Staff recommended
CONDITIONAL APPROVAL as outlined in the staff recommendation, dated September 20, 2017.

PUBLIC HEARING OPENED

60 **SPEAKERS:** Bryn Weaver (General Counsel, Wiland Corp.) - 6309 Monarch Park Place

PUBLIC HEARING CLOSED

64 **MOTION:** Gavin McMillan MOVED that the Boulder County Planning
66 Commission **CONDITIONALLY APPROVE** and recommend to the
Board of County Commissioners **CONDITIONAL APPROVAL**
68 of **Docket SU-17-0003: BTC Development Addition** subject to the six (6)
conditions listed in the staff recommendation.

70 **SECOND:** Sam Fitch

CONDITIONS OF APPROVAL:

- 74 1. Per the Development Subdivision Agreement, and subject to the administrative approval
76 of the transfer of 3,000 square feet of buildable area, the resulting development is limited
to 63,000 square feet.
- 78 2. 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.
- 80 3. The Applicant is subject to all applicable County Building Safety and Inspection Services

Team requirements for a building permit.

4. ***Prior to issuance of a building permit***, the applicant shall submit documentation of the transfer of buildable area to Boulder County Land Use for administrative review and approval.
5. ***Prior to issuance of a building permit***, the applicant must revise the site plan to show accommodation for 20 bicycle parking spaces on site.
6. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-17-0003: BTC DEVELOPMENT Addition Special Use Review.

VOTE: Motion PASSED {7 to 0}

<p><u>Docket BCCP-16-0001: Boulder County Comprehensive Plan Update Sustainable Materials Management Element</u></p>

Steven Giang, Long Range Planner I, presented the draft update to the Boulder County Comprehensive Plan (BCCP) Sustainable Materials Management Element (SMME), recommended by staff for approval.

QUESTIONS AND DISCUSSION

Natalie Feinberg Lopez questioned the lack of the term “best management practices” given discussion on the topic at the Mar. 2017 study session meeting with the Resource Conservation Advisory Board (RCAB). Leigh Ratterman noted that best management practices change over time and there was a sense that content related to best management practices may be better suited for master plans.

- Nicole Wobus recognized that the exclusion of best practices was an oversight, and pointed to notes from the PC / RCAB study session on this topic. At that meeting it was concluded that staff would include reference to best practices, recognizing that while specific best practices would change, use of the term within the SMME policies solidifies the county’s commitment to adhering to best practices as they evolve over time. Staff suggested including the term best practices in *Policy 1.01 Support for SMM Efforts*.
- Ann Goldfarb asked if it would make sense to include the term “best practices” after every mention of Sustainable Materials Management in the document.
- Sam Fitch pointed out that “best management practices” was already used in *Policy 2.03 Monitoring and Evaluating Innovation in Approaches*.
- Staff agreed to include “best practices” in Policy 1.01 and review the other policies to determine if additional use of the term made sense.

Staff handed out an attachment from a public comment attachment; that had been embedded within an email comment from Feb. 2017. Staff also reviewed the comments on the screen with PC and explained that the comment content had been factored into staff’s revisions to the draft element presented to PC at that meeting.

PUBLIC HEARING OPENED

SPEAKERS: None.

PUBLIC HEARING CLOSED

Motion: Natalie Feinberg Lopez MOVED to APPROVE the 2017 Sustainable Materials Management Update with an amendment to add “best practices” to Policy 1.01

132 (“Support for SMM Efforts”) and to authorize staff to make appropriate
133 clerical corrections to portions of the Plan not specifically noted herein.

134 **Second:** Sean Stewart

136 **Vote:** Motion PASSED {7 to 0}

138 **Consideration of Planning Commission input for the draft Boulder County Regional**
140 **Affordable Housing Strategic Plan**

142 Nicole Wobus, Long Range Planning and Policy Manager, presented draft PC comments on the
144 draft Boulder County Regional Affordable Housing Strategic Plan. Staff had compiled the draft
146 comments for PC review based on discussion at a Sep. 7, 2017 PC Affordable Housing
148 Subcommittee Meeting. The purpose of this agenda item was to review and refine the draft
150 comments to ensure staff captured the intent of comments made at the subcommittee meeting,
152 capture input from additional PC members, and consider any additional input from the general
154 public during the public hearing.

156 Amy Oeth, Long Range Planner II, made revisions to the draft comments on screen based on PC
158 input. Staff submitted the final comments to the Regional Housing Partnership following the
160 meeting, and will keep PC informed of developments related to finalization and adoption of the
162 plan. A copy of the final PC comments is available at this link
164 (<https://www.bouldercounty.org/government/boards-and-commissions/planning-commission/>),
166 and attached as Exhibit A to this set of minutes.

168 Topics addressed in greater detail through discussion included the following:

- 169 • The importance of the availability of services at the locations where affordable housing is
170 being considered.
 - 171 ○ PC provided a list of specific examples of services to include in the comments, and
172 these were reflected in the final comments.
- 173 • A clarification to the draft comments in reference to the statement “best bang for the
174 buck.”
 - 175 ○ The comment was originally intended to reflect an interest in producing the
176 greatest number of units in the best locations. However, the intent for allocating
177 resources is complex and the language was ultimately removed. There was a
178 recognition of the need for tradeoffs related to centralized vs. decentralized
locations of affordable housing units; depending on the type of population a
development is looking to serve, certain location-related characteristics may be
more or less important. PC noted that different populations will have different
needs.

174 **PUBLIC HEARING OPENED**

176 **SPEAKERS:** None.

178 **PUBLIC HEARING CLOSED**

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.

**Boulder County Planning Commission
Comments on Draft Boulder County Regional Affordable Housing Strategic Plan**

September 20, 2017

Note: Representatives from the Boulder County Regional Affordable Housing Plan workgroup presented a summary of the draft Regional Affordable Housing Strategic Plan to Planning Commission in May 2017. The Boulder County Planning Commission is submitting these comments in advance of the September 29 Regional Affordable Housing Summit so that the comments can be considered as the plan is revised and finalized. A Planning Commission subcommittee meeting was held on September 7 to draft comments, which were then refined and finalized at Planning Commission's September 20 monthly meeting. The comments presented here are the final version prepared by Planning Commission and represent their perspectives and priorities.

Affordable housing is an issue that affects all communities in Boulder County. The Boulder County Planning Commission appreciates the direction and the establishment of measurable goals provided by the Boulder County Regional Affordable Housing Strategic Plan Draft and appreciates that the plan allows for each community to implement the goals using the methods most appropriate for their community. Since residents throughout the incorporated and unincorporated parts of the county are already connected by jobs, transportation, air quality impacts, and more, Planning Commission also recognizes the importance of addressing affordable housing at a county level. Finally, Planning Commission values the plan's recognition of the relationship affordable housing has to both health and community resiliency.

Planning Commission has the following specific suggestions for the draft plan:

- The plan should be bold.
 - The plan should reflect that affordable housing is the issue warranting the most attention in our community.
 - Goals should be reviewed to ensure they fully capture the need for affordable housing in the community, recognizing that even if the goals in the draft plan are met, the region will still fall short of replacing all of the market-rate affordable homes that have been lost through appreciation and rising rental costs.
- The plan should include more detail on the need for affordable housing, with clear goals and information about the basis for the goals set forth.
 - Planning Commission recognizes the need for affordable housing may be greater than the goals in the draft plan currently reflect.
 - The plan should more clearly articulate goals regarding redevelopment vs. new builds, including the basis for those goals (e.g., the appropriate ratio between rental and ownership units and the appropriate ratios for permanently supportive, very low income, low income, and middle income housing).
 - The plan should include more detail on the types of affordable housing that are needed and the tiers that are being served by these housing types. The need for affordable housing exists for people of all ages, life stages, and family sizes.
- Planning Commission believes a strong emphasis should be placed on the following:
 - Preservation of existing affordable housing units;
 - Reuse of existing structures and infill to maximize resource efficiency, preserve the county's limited remaining developable land, and lower the cost of living for residents (i.e., locating close to existing services);
 - Promoting energy efficiency and renewable energy production in developments to help address affordability and sustainability goals (e.g., striving to make affordable housing developments net energy producers);

- Prioritizing housing close to transportation (including consideration of what multimodal transportation services could be added) and services appropriate to the community such as healthy food access, banking, health clinic/pharmacy, postal service, library, recreation/community centers, parks, community gardens, trails, laundry services, and access to education and daycare;
 - Creating walkable neighborhoods;
 - Decentralizing affordable housing by incorporating many smaller developments throughout the community;
 - Providing a diversity of housing types, including quality market-rate affordable housing and housing that is affordable to middle income families and individuals;
 - Providing housing for those who work in and serve the community (e.g., ensuring sufficient funding for workforce housing for teachers, emergency workers, government employees, etc.).
- Provide specific guidelines for developers.
 - Ensure developers are held accountable for delivering affordable housing in the quantities expected and developments that provide real benefits to the community.
 - Provide opportunities for developers to take advantage of incentives, such as fee waivers that directly result in and guarantee more affordable housing.
- The plan should recognize the important role of corporate responsibility and the jobs-housing balance.
 - Highlight the integral relationship between affordable housing needs and the decisions of large employers within the community.
 - Discuss goals in the context of the jobs-housing balance.
 - Highlight the importance of employers paying a living wage for the community, and other ways employers can contribute to addressing housing issues in the community.
- Outreach and education should be used to foster collaboration between the public and housing providers and should include:
 - Highlighting how affordable housing benefits the community as a whole, and fits within the context of broad community needs;
 - Describing the magnitude of the community's need;
 - Discussing that change and growth are happening and a plan is needed for how to adapt in the best way possible for the community;
 - Highlighting success stories;
 - Explaining to the community the connection between costs and density in order to maximize resources;
 - Defining the range of types of affordable housing needed; and
 - Considering linkages between the need for affordable housing and the community's role in supporting basic human rights.
- The plan should provide creative strategies and methods for implementing goals.
 - Provide examples of successful strategies from other jurisdictions.
 - Explore collaboration with neighboring counties and municipalities.
 - Leverage funding to achieve the greatest impact as described in the points noted above.



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BOULDER COUNTY PLANNING COMMISSION AGENDA

October 18, 2017
1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M.

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the *September 20, 2017* 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-17-0005/SE-17-0008: MOENCH-CASPARI VACATION AND BOUNDARY LINE ADJUSTMENT

Request: Vacation request to vacate a 3-foot by 49.73-foot portion of Gold Run Street to 601 Gold Run Street and a request for Boundary Line Adjustment (SE-17-0008) to transfer .02 acres from 631 Gold Run Street to 601 Gold Run Street.

Location: At 631 Gold Run Street (2.4 acres) and 601 Gold Run Street (2.3 acres) approximately 370 feet west of the intersection between Gold Run Street and Boulder Street, in Section 12, Township 1N, Range 72W.

Zoning: Historic (H)

Applicants/Property Owners: Marcus H. Moench & Elisabeth Caspari and Lawrence E. Carlson & Poppy C. Copeland

Action Requested: Recommendation to the BOCC.

Public testimony will be taken.

(Staff Planner: Robert Haigh)

Docket Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=V-17-0005>

4. Docket SU-17-0004: Alexander Dawson School, LLC Special Use Review

Request: Special Use Review to revise the previously approved Special Use Review, SU-13-0002 to allow a revision of the overall master plan of the campus on three parcels totaling approximately 94.28 acres.

Location: At 10455 Dawson Drive, Parcels 146510000036, 146510000049, 146510000055, approximately 4,000 feet south of the intersection of Lookout Road and Dawson Drive, in Section 10, Township 1N, Range 69W.

Zoning: Agricultural (A) Zoning District

Applicants/Property Owners: George P. Moore, Alexander Dawson School LLC, and Alexander Dawson Foundation

Action Requested: Recommendation to the BOCC.

Public testimony will be taken.

(Staff Planner: Michelle McNamara)

Docket Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-17-0004>

5. Planning Commission Bylaws Review

Discussion with Planning Commission on potential amendments to their bylaws.

Discussion Item – Public Testimony Will Not Be Taken.

(Staff Planner: Kim Sanchez, Chief Planner)

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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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: October 18, 2017
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-17-0005/SE-17-0008: MOENCH-CASPARI VACATION AND BOUNDARY LINE ADJUSTMENT

Vacation request to vacate a 3-foot by 49.73-foot portion of Gold Run Street to 601 Gold Run Street and a request for Boundary Line Adjustment (SE-17-0008) to transfer .02 acres from 631 Gold Run Street to 601 Gold Run Street, submitted by Marcus H. Moench & Elisabeth Caspari and Lawrence E. Carlson & Poppy C. Copeland. The proposed project is in the Historic (H) Zoning District, at 631 Gold Run Street (2.4 acres) and 601 Gold Run Street (2.3 acres) approximately 370 feet west of the intersection between Gold Run Street and Boulder Street, in Section 12, Township 1N, Range 72W. *Action Requested: Recommendation to the BOCC. Public Testimony Will Be Taken.*

Docket SU-17-0004: Alexander Dawson School, LLC Special Use Review

Special Use Review to revise the previously approved Special Use Review, SU-13-0002 to allow a revision of the overall master plan of the campus on three parcels totaling approximately 94.28 acres, submitted by George P. Moore, Alexander Dawson School LLC, and Alexander Dawson Foundation. The proposed project is in the Agricultural (A) Zoning District, at 10455 Dawson Drive, Parcels 146510000036, 146510000049, 146510000055, approximately 4,000 feet south of the intersection of Lookout Road and Dawson Drive, in Section 10, Township 1N, Range 69W. *Action Requested: Recommendation to the BOCC. Public Testimony Will Be Taken.*

Planning Commission Bylaws Review

Discussion with Planning Commission on potential amendments to their bylaws.
Discussion Item – Public Testimony Will Not Be Taken.

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.

Published: October 4, 2017-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2017\pc-hearing-notice-201701018.DOC

PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: October 18, 2017
TIME: 1:30 P.M.
PLACE: Commissioners Hearing Room,
Third Floor, Boulder County Court-
house, 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.

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Vacation request to vacate a 3-foot by 49.73-foot portion of Gold Run Street to 601 Gold Run Street and a request for Boundary Line Adjustment (SE-17-0008) to transfer .02 acres from 631 Gold Run Street to 601 Gold Run Street, submitted by Marcus H. Moench & Elisabeth Caspari and Lawrence E. Carlson & Poppy C. Copeland. The proposed project is in the Historic (H) Zoning District, at 631 Gold Run Street (2.4 acres) and 601 Gold Run Street (2.3 acres) approximately 370 feet west of the intersection between Gold Run Street and Boulder Street, in Section 12, Township 1N, Range 72W. Action Requested: Recommendation to the BOCC. Public Testimony Will Be Taken.

Docket SU-17-0004: Alexander Dawson School, LLC Special Use Review

Special Use Review to revise the previously approved Special Use Review, SU-13-0002 to allow a revision of the overall master plan of the campus on three parcels totaling approximately 94.28 acres, submitted by George P. Moore, Alexander Dawson School LLC, and Alexander Dawson Foundation. The proposed project is in the Agricultural (A) Zoning District, at 10455 Dawson Drive, Parcels 146510000036, 146510000049, 146510000055, approximately 4,000 feet south of the intersection of Lookout Road and Dawson Drive, in Section 10, Township 1N, Range 69W. Action Requested: Recommendation to the BOCC. Public Testimony Will Be Taken.

Planning Commission Bylaws Review

Discussion with Planning Commission on potential amendments to their bylaws. Discussion Item - Public Testimony Will Not Be Taken.

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.

Published: Longmont Times-Call Sept. 6, 2017 - 1371032

Prairie Mountain Media, LLC

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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*.
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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):

Oct 4, 2017

TERRY LOVE

Signature

Subscribed and sworn to me before me this

4th day of October, 2017.

Shayla Najera

Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO

NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2021

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BOULDER COUNTY PLANNING COMMISSION

MINUTES

October 18, 2017

AFTERNOON SESSION – 1:30 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

{Approved November 15, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, October 18, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:31 p.m. and adjourning at approximately 3:19 p.m.

Commissioners Present: Lieschen Gargano (Second Vice-Chair), Ann Goldfarb, Sam Fitch, Sean Stewart, Gavin McMillan, Mark Bloomfield.

Commissioner Excused: Doug Young, Natalie Feinberg Lopez (Chair), Dan Hilton (Vice-Chair)

Boulder County Staff Present: Summer Frederick, Kim Sanchez, Kate Burke (Assistant County Attorney), Kathy Parker (Assistant County Attorney), Anna Milner, Nicole Wobus, Anita Riley (Transportation), Rick Hackett, Robert Haigh, Michelle McNamara, Amelia Willits (Transportation).

Others: 3-5

MINUTES

MOTION: Sean Stewart MOVED that the Boulder County Planning Commission APPROVE the Minutes from the September 20, 2017 Planning Commission Hearing as written.

SECOND: Sam Fitch

VOTE: Motion PASSED {5 to 0} Abstained: Lieschen Gargano

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

Kim Sanchez, Chief Planner, provided an update related to three current oil and gas issues in Boulder County, including the following: 1) an update on the Crestone Peak Resources Comprehensive Drilling Plan (CDP) released Friday October 13, 2) an update on two drilling and spacing unit

applications that have been submitted to the COGCC by 8 North LLC (Extraction subsidiary) and the associated protests filed by Boulder County, and 3) an update on the COGCC flowline rulemaking (in response to the Firestone tragedy), in which Boulder County has filed party status and will provide feedback/input during the process.

Nicole Wobus, Long Range Planning Manager, provided an update on developments related to the Regional Affordable Housing Strategic Plan. Staff submitted Planning Commission's comments on the draft plan prior to the September 29 Affordable Housing Summit. Those comments were the product of discussion at the September Planning Commission meeting and a September 7 subcommittee meeting. An updated version of the draft plan is now available, and the plan is expected to be finalized in November. A link to the latest version of the plan, as well as the final Planning Commission comments on the plan, were provided as part of the staff packet for the October Planning Commission meeting. A resolution for adoption of the plan has been drafted. Elected officials across the county will consider adoption of the resolution, with a goal of full adoption of the final plan by February of 2018.

Nicole also notified Planning Commission of activities staff organized to recognize National Community Planning Month, including an October 21 bike and bus tour in Lafayette, Louisville and Superior. The tours were organized in a coordinated effort by staff from several county departments to educate the public about past and future planning-related features that contribute to quality of life in those communities.

Jim Webster, Wildfire Partners Program Coordinator, provided an update and showed a Channel 7 news story on the Wildfire Partners Tour of Homes (<https://www.youtube.com/watch?v=Q0YJzTDXw8g>). The tour showcased wildfire mitigation work of twenty different homeowners. The tour allowed people to visit their neighbors and check out practical mitigation measures firsthand. Wildfire Partners, the county's mitigation program, provides homeowners with valuable technical assistance and significant financial support. Homeowners are joining Wildfire Partners for a wide range of reasons, including increasing the insurability of their homes, increasing the safety and effectiveness of firefighters, and improving the chances their homes will survive future wildfires. More than 1,400 Boulder County homeowners are working hard to prepare for future wildfires and create more resilient communities as part of Wildfire Partners. For more information, visit at www.WildfirePartners.org.

Docket V-17-0005/SE-17-0008: Moench-Caspari Vacation and Boundary Line Adjustment

Commissioner Bloomfield exited the hearing room at 1:45 p.m.

Rob Haigh, Planner II, presented the application for Marcus H. Moench & Elisabeth Caspari and Lawrence E. Carlson & Poppy C. Copeland, request to vacate a 3-foot by 49.73-foot portion of Gold Run Street to 601 Gold Run Street and a request for Boundary Line Adjustment (SE-17-0008) to transfer .02 acres from 631 Gold Run Street to 601 Gold Run Street. The proposed project is in the Historic (H) Zoning District, at 631 Gold Run Street (2.4 acres) and 601 Gold Run Street (2.3 acres) approximately 370 feet west of the intersection between Gold Run Street and Boulder Street, in Section 12, Township 1N, Range 72W. Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated October 18, 2017.

PUBLIC HEARING OPENED

SPEAKERS: Marcus Moench - 651 College Ave. (Applicant)

82 PUBLIC HEARING CLOSED

84 MOTION: Sam Fitch MOVED that the Boulder County Planning Commission
86 CONDITIONALLY APPROVE and recommends that the Board of
County Commissioners CONDITIONALLY APPROVE Docket V-17-0005: MOENCH-CASPARI VACATION AND BOUNDARY LINE
88 ADJUSTMENT, subject to the four (4) conditions listed in the staff
recommendation.

90

SECOND: Sean Stewart

92

CONDITIONS OF APPROVAL:

94

1. Land Use staff shall record the Board of County Commissioners' resolution approving the vacation with the County Clerk and Recorder's Office within one year after the date of the Board's adoption of the resolution. The approval shall not be considered to be final or effective until this recordation occurs, and shall expire if recordation does not occur within the required one year.

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2. The area to be vacated is limited to the footprint of the encroaching portion of the 720-square-foot detached garage. The area to be vacated is 29.3 feet long by 0.4 feet at the northeast corner, and by 0.2 feet at the northwest corner.

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3. The applicant and the property owner at 601 Gold Run Street shall redefine their property deed to include the area of land gained through this right-of-way vacation. The deeds shall be recorded by Land Use staff subsequent to recordation of the resolution of approval.

106

108

4. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for **Docket V-17-0005: MOENCH CASPARI Right-Of-Way Vacation.**

110

VOTE: Motion PASSED {5 to 0} Recused: Mark Bloomfield

112

Commissioner Bloomfield re-entered the hearing room at 1:58 p.m.

114

Docket SU-17-0004: Alexander Dawson School, LLC Special Use Review

116

Michelle McNamara, Planner II, presented the application for George P. Moore, Alexander Dawson School LLC, and Alexander Dawson Foundation, a Special Use Review to revise the previously approved Special Use Review, SU-13-0002, to allow a revision of the overall master plan of the campus on three parcels totaling approximately 94.28 acres. The proposed project is in the Agricultural (A) Zoning District, at 10455 Dawson Drive, Parcels 146510000036, 146510000049, 146510000055, approximately 4,000 feet south of the intersection of Lookout Road and Dawson Drive, in Section 10, Township 1N, Range 69W. Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated October 18, 2017.

124

126 PUBLIC HEARING OPENED

128 **SPEAKERS:** George Moore, Head of School, Alexander Dawson School LLC (Applicant) –
865Neon Forest Circle; Christine Lipson, Director of Operations & Human Resources, Alexander
130 Dawson School LLC (Applicant) -10455 Dawson Drive; Gary Wilson – 10047 Phillips Road; Lynn
McNamara – 10060 Phillips Road

132

PUBLIC HEARING CLOSED

134

MOTION: Sean Stewart MOVED that the Boulder County Planning Commission

136 **CONDITIONALLY APPROVE and recommend to the Board of County**
137 **Commissioners CONDITIONAL APPROVAL of Docket SU-17-0004:**
138 **Alexander Dawson School, LLC Special Use Review subject to the**
139 **fourteen (14) conditions listed in the staff recommendation, except**
140 **modifying Conditions 10 and 11, by adding that a particular eye be given**
141 **to the revegetation and landscaping plans referred to in Conditions 10**
142 **and 11 to minimize and mitigate visual and sound impacts to neighbors**
143 **so that they aren't any worse than under the current agreement. Also,**
144 **adding to the traffic control portion in condition 13(c) that the applicant**
145 **will conduct a study on Tuesday – Wednesday OR Thursday-Friday**
146 **rather than what it reads currently, which is Tuesday – Wednesday OR**
147 **Wednesday - Thursday.**

148
149 **SECOND: Ann Goldfarb**

150 **CONDITIONS OF APPROVAL:**

- 151 1. The Applicant shall provide a development agreement, for review and approval by
- 152 County staff, prior to the issuance of any permits by the Boulder County Land Use
- 153 Department and prior to the recordation of said agreement.
- 154 2. The Applicant is subject to all applicable County Building Safety and Inspection Services
- 155 Team requirements for a building permit.
- 156 3. Prior to the issuance of any building permits the applicant shall submit for review and
- 157 approval by Land Use Staff a proposed route for materials to be brought onto and hauled
- 158 off the subject property. In addition, a traffic control plan to govern operations during all
- 159 construction projects shall be submitted.
- 160 4. Prior to the issuance of any building permits the applicant shall ensure that all necessary
- 161 permits for stormwater is obtained as stated in Boulder County Department of
- 162 Transportation's referral comments dated September 14, 2017.
- 163 5. Prior to the issuance of any building permits for the Arts Center a revegetation, and tree
- 164 protection plan must be submitted for review and approval by Land Use Department
- 165 staff.
- 166 6. Prior to the issuance of any building permits associated with the parking or construction
- 167 of the Innovation Center a revegetation and landscape plan shall be provided for review
- 168 and approval by Land Use Department staff.
- 169 7. Water usage shall be submitted annually, by June 30th, to ensure continued compliance.
- 170 This will also include natural gas and energy usage.
- 171 8. Prior to any permits associate with eastern parking lot are issued a landscape plan and
- 172 revegetation plan shall be submitted for review and approval by Land Use Department
- 173 staff.
- 174 9. Prior to the recordation of the development agreement, an engineered drainage plan shall
- 175 be submitted for review and approval by Land Use Department staff.
- 176 10. Prior to the issuance of all building permits, a revegetation plan shall be submitted for
- 177 review and approval by Land Use Department staff showing the locations of silt fencing,
- 178 revegetation the undergrounding of utilities.
- 179 11. The landscaping plan shall be included as an exhibit with the development agreement but
- 180 shall be updated to include a planting schedule and timeline for full implementation.
- 181 12. Prior to the issuance of building permits, a lighting plan associated with each new
- 182 construction area shall be submitted for review and approval by Land Use Department
- 183 staff to ensure that the proposed lighting continues to adhere to this approval.
- 184 13. The approved traffic control plan from 2013 shall be adhered to and continued traffic
- 185 studies shall continue as outlined below:
- 186 a. The maximum allowable ADT shall be 1,674
- 187 b. Counts shall occur every two months in September, November, January (dry
- 188 conditions count as weather permits), March, May, July.

- 190 c. Counts shall occur over a two-day period, either Tuesday – Wednesday or
192 Wednesday –Thursday.
193 d. If a two-day count exceeds the maximum allowable ADT, an additional five school
194 day count shall be made to verify accuracy. If the additional five school day count
195 indicates traffic counts are below the maximum allowable ADT, those figures shall
196 be used as the official ADT for that period. Otherwise, the process described below
197 shall be followed.
198 v. Should the additional five school day count exceed the maximum allowable
199 ADT, the Applicant shall revise the TDM measures to come into compliance.
200 vi. Should the regular two-day count exceed the maximum allowable ADT a
201 second time, an additional five school day count shall be made to verify
202 accuracy. The Applicant shall meet with the Transportation Department to
203 revise the TDM program, should non-compliance continue.
204 vii. Should the regular two school day count exceed the maximum allowable
205 ADT a third time, an additional five-day count shall be made to verify
206 accuracy. At this point, the Applicant shall not be able to obtain building
207 permits and/or be eligible to apply for land use applications until the counts
208 come back into conformance.
209 viii. If the Applicant believes there is unusual traffic (as would occur as a result of
210 construction) from the subdivision, additional traffic counters may be placed
211 at the access points for the subdivision. Future subdivision residences built
212 shall deduct 10 ADT per new residence from the total counts on Dawson
213 Drive.
214 e. The Applicants shall be responsible for all traffic counting expenses required.
215 f. Results of traffic counting episodes shall be reported immediately upon compilation
216 of the data to the County Land Use and Transportation Departments.
217 g. Prior to the commencement of the school year, the Applicant shall provide the
218 County Land Use and Transportation Departments with a school calendar that details
219 all school special school events and identifies days when school will not be in session
220 and details the use of the school by outside organizations.
221 h. By June 30th of each year the, the Applicant shall provide the County Land Use and
222 Transportation Departments with a calendar that details all summer activities and
223 events and the use of the school grounds by outside organizations for the summer
224 months.
225 i. An annual report related to compliance with these requirements shall be provided by
226 June 30th each year.
227 14. The Applicant shall be subject to the terms, conditions and commitments of record and in
228 the file for **Docket SU-17-0004: Alexander Dawson School Special Use Review.**

229 **VOTE: Motion PASSED {6 to 0}**

230
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.



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 15, 2017

1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M.

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the *October 18, 2017* 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 SU-17-0005: Seventh Day Baptist Church Telecommunication Facility

Request: Special Use Review to recognize an existing wireless communication facility use which exceeds the height limitation of thirty five feet in the Forestry zone district.

Location: At 192 Mine Lane, on Parcel 146104000004 totaling 68.16 acres, approximately 1,000 feet south of the intersection of Mine Road and Deer Trail Road, in Section 4, Township 1N, Range 71W.

Zoning: Forestry (F) Zoning District

Applicant: American Tower LLC

Property Owner: Seventh Day Baptist Church of Denver & Boulder

Agent: Liz Walker, Wireless Policy Group

Action Requested: Recommendation to the BOCC.

Public Testimony Will Be Taken.

(Staff Planner: Michelle McNamara)

Docket Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-17-0005>

4. Docket DC-17-0002: Amendments to the Boulder County Land Use Code

Staff proposes replacing the Article 4-513 Transportation use for Park and Ride Facility with a Multimodal Parking Facility use. This update also proposes moving parking requirements for primary uses from Article 4-500 to an accessory Parking use in Article 4-516. Please note: the new Parking accessory use does not change the number of parking spaces required under individual uses.

Action Requested: Recommendation to the BOCC.

Public Testimony Will Be Taken.

(Staff Planner: Amy Oeth)

Docket Webpage: www.bit.ly/dc170002

5. Docket BVCP-15-0001: Request for the Planning Area Expansion of Area III Outer Boundary and Minor Service Area Adjustment for Spring Valley Estates Neighborhood (Area III to Area II)

As part of the Boulder Valley Comprehensive Plan (BVCP) 2015 Major Update the Commissioners will hold a public hearing on a request to bring the Spring Valley Estates subdivision into Area II of the BVCP Planning Area. The neighborhood is currently outside of the BVCP Planning Area. The change will require two steps: 1) Expansion of Planning Area III outer boundary, and 2) a Minor Service Area Adjustment (Area III to Area II). This request was initiated by the city in response to previous amendments made to the city's blue line, as well as health and safety concerns. The hearing will provide an opportunity for members of the public to comment on the requested Planning Area map change.

Action Requested: Decision

Public Testimony Will Be Taken.

(Staff Planners: Steven Giang and Nicole Wobus)

Docket Webpage: www.bit.ly/BVCP-springvalley

6. Planning Commission Bylaws Review

Discussion with Planning Commission on potential amendments to their bylaws.

Discussion Item – Public Testimony Will Not Be Taken.

(Staff Planner: Kim Sanchez, Chief Planner)

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.



Land Use

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BOULDER COUNTY PLANNING COMMISSION AGENDA **REVISED**

November 15, 2017
1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M.

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**

Approval of the *October 18, 2017* 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 SU-17-0005: Seventh Day Baptist Church Telecommunication Facility**

Request: ~~Special Use Review to recognize an existing wireless communication facility use~~
~~which exceeds the height limitation of thirty five feet in the Forestry zone district.~~

Location: ~~At 192 Mine Lane, on Parcel 146104000004 totaling 68.16 acres,~~
~~approximately 1,000 feet south of the intersection of Mine Road and~~
~~Deer Trail Road, in Section 4, Township 1N, Range 71W.~~

Zoning: ~~Forestry (F) Zoning District~~

Applicant: ~~American Tower LLC~~

Property Owner: ~~Seventh Day Baptist Church of Denver & Boulder~~

Agent: ~~Liz Walker, Wireless Policy Group~~

Action Requested: ~~Recommendation to the BOCC.~~

~~Public Testimony Will Be Taken.~~

Tabled at the request of the applicant to the December 20, 2017 Planning Commission.

~~(Staff Planner: Michelle McNamara)~~

Docket Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-17-0005>

4. **Docket DC-17-0002: Amendments to the Boulder County Land Use Code**

Staff proposes replacing the Article 4-513 Transportation use for Park and Ride Facility with a Multimodal Parking Facility use. This update also proposes moving parking requirements for primary uses from Article 4-500 to an accessory Parking use in Article 4-516. Please note: the new Parking accessory use does not change the number of parking spaces required under individual uses.

Action Requested: *Recommendation to the BOCC.*

Public Testimony Will Be Taken.

(Staff Planner: Amy Oeth)

Docket Webpage: www.bit.ly/dc170002

5. Docket BVCP-15-0001: Request for the Planning Area Expansion of Area III Outer Boundary and Minor Service Area Adjustment for Spring Valley Estates Neighborhood (Area III to Area II)

As part of the Boulder Valley Comprehensive Plan (BVCP) 2015 Major Update the Commissioners will hold a public hearing on a request to bring the Spring Valley Estates subdivision into Area II of the BVCP Planning Area. The neighborhood is currently outside of the BVCP Planning Area. The change will require two steps: 1) Expansion of Planning Area III outer boundary, and 2) a Minor Service Area Adjustment (Area III to Area II). This request was initiated by the city in response to previous amendments made to the city's blue line, as well as health and safety concerns. The hearing will provide an opportunity for members of the public to comment on the requested Planning Area map change.

Action Requested: Decision

Public Testimony Will Be Taken.

(Staff Planners: Steven Giang and Nicole Wobus)

Docket Webpage: www.bit.ly/BVCP-springvalley

6. Planning Commission Bylaws Review

Discussion with Planning Commission on potential amendments to their bylaws.

Discussion Item – Public Testimony Will Not Be Taken.

(Staff Planner: Kim Sanchez, Chief Planner)

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.



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: November 15, 2017
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 SU-17-0005: Seventh Day Baptist Church Telecommunication Facility

Special Use Review to recognize an existing wireless communication facility use which exceeds the height limitation of thirty five feet in the Forestry zone district, submitted by American Tower LLC and Seventh Day Baptist Church of Denver & Boulder. The proposed project is in the Forestry (F) Zoning District, at 192 Mine Lane, on Parcel 146104000004 totaling 68.16 acres, approximately 1,000 feet south of the intersection of Mine Road and Deer Trail Road, in Section 4, Township 1N, Range 71W. *Action Requested: Recommendation to the BOCC.* Public Testimony Will Be Taken.

Docket DC-17-0002: Amendments to the Boulder County Land Use Code

Staff proposes replacing the Article 4-513 Transportation use for Park and Ride Facility with a Multimodal Parking Facility use. This update also proposes moving parking requirements for primary uses from Article 4-500 to an accessory Parking use in Article 4-516. Please note: the new Parking accessory use does not change the number of parking spaces required under individual uses. *Action Requested: Recommendation to the BOCC.* Public Testimony Will Be Taken.

Docket BVCP-15-0001: Request for the Planning Area Expansion of Area III Outer Boundary and Minor Service Area Adjustment for Spring Valley Estates Neighborhood (Area III to Area II)

As part of the Boulder Valley Comprehensive Plan (BVCP) 2015 Major Update the Commissioners will hold a public hearing on a request to bring the Spring Valley Estates subdivision into Area II of the BVCP Planning Area. The neighborhood is currently outside of the BVCP Planning Area. The change will require two steps: 1) Expansion of Planning Area III outer boundary, and 2) a Minor Service Area Adjustment (Area III to Area II). This request was initiated by the city in response to previous amendments made to the city's blue line, as well as health and safety concerns. The hearing will provide an opportunity for members of the public to comment on the requested Planning Area map change. *Action Requested: Decision.* Public Testimony Will Be Taken.

Planning Commission Bylaws Review

Discussion with Planning Commission on potential amendments to their bylaws.
Discussion Item – Public Testimony Will Not Be Taken.

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.

Published: November 1, 2017-- Daily Times-Call

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING - AMENDED BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: November 15, 2017
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 SU-17-0005: Seventh Day Baptist Church Telecommunication Facility

Special Use Review to recognize an existing wireless communication facility use which exceeds the height limitation of thirty five feet in the Forestry zone district, submitted by American Tower LLC and Seventh Day Baptist Church of Denver & Boulder. The proposed project is in the Forestry (F) Zoning District, at 192 Mine Lane, on Parcel 146104000004 totaling 68.16 acres, approximately 1,000 feet south of the intersection of Mine Road and Deer Trail Road, in Section 4, Township 1N, Range 71W. *Action Requested: Recommendation to the BOCC. Public Testimony Will Be Taken. Tabled at the request of the applicant to the December 20, 2017 Planning Commission.*

Docket DC-17-0002: Amendments to the Boulder County Land Use Code

Staff proposes replacing the Article 4-513 Transportation use for Park and Ride Facility with a Multimodal Parking Facility use. This update also proposes moving parking requirements for primary uses from Article 4-500 to an accessory Parking use in Article 4-516. Please note: the new Parking accessory use does not change the number of parking spaces required under individual uses. *Action Requested: Recommendation to the BOCC. Public Testimony Will Be Taken.*

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Planning Commission Bylaws Review

Discussion with Planning Commission on potential amendments to their bylaws.
Discussion Item – Public Testimony Will Not Be Taken.

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.

Published: November 5, 2017-- Daily Times-Call

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

DATE: November 15, 2017

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 SU-17-0005: Seventh Day Baptist Church Telecommunication Facility**

Special Use Review to recognize an existing wireless communication facility use which exceeds the height limitation of thirty five feet in the Forestry zone district, submitted by American Tower LLC and Seventh Day Baptist Church of Denver & Boulder. The proposed project is in the Forestry (F) Zoning District, at 192 Mine Lane, on Parcel 146104000004 totaling 68.16 acres, approximately 1,000 feet south of the intersection of Mine Road and Deer Trail Road, in Section 4, Township 1N, Range 71W. Action Requested: Recommendation to the BOCC. Public Testimony Will Be Taken.

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Staff proposes replacing the Article 4-513 Transportation use for Park and Ride Facility with a Multimodal Parking Facility use. This update also proposes moving parking requirements for primary uses from Article 4-500 to an accessory Parking use in Article 4-516. Please note: the new Parking accessory use does not change the number of parking spaces required under individual uses.

Action Requested: Recommendation to the BOCC. Public Testimony Will Be Taken.

Docket BVCP-15-0001: Request for the Planning Area Expansion of Area III Outer Boundary and Minor Service Area Adjustment for Spring Valley Estates Neighborhood (Area III to Area II)

As part of the Boulder Valley Comprehensive Plan (BVCP) 2015 Major Update the Commissioners will hold a public hearing on a request to bring the Spring Valley Estates subdivision into Area II of the BVCP Planning Area. The neighborhood is currently outside of the BVCP Planning Area. The change will require two steps: 1) Expansion of Planning Area III outer boundary, and 2) a Minor Service Area Adjustment (Area III to Area II). This request was initiated by the city in response to previous amendments made to the city's blue line, as well as health and safety concerns. The hearing will provide an opportunity for members of the public to comment on the requested Planning Area map change. Action Requested: Decision. Public Testimony Will Be Taken.

Planning Commission Bylaws Review

Discussion with Planning Commission on potential amendments to their bylaws. Discussion Item - Public Testimony Will Not Be Taken.

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. Published: Longmont Times-Call November 1, 2017 - 1382786

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):

Nov 1, 2017

Terry Love

Signature

Subscribed and sworn to me before me this

1st day of November, 2017.

Shayla Najera

Notary Public

**SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO**

**NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2021**

(SEAL)

Account: 1050753
Ad Number: 1382786
Fee: \$59.16

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

DATE: November 15, 2017
TIME: 1:30 P.M.
PLACE: Commissioners Hearing Room,
Third Floor, Boulder County Court-
house, 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 SU-17-0005: Seventh Day Baptist Church Telecommunication Facility

Special Use Review to recognize an existing wireless communication facility use which exceeds the height limitation of thirty-five feet in the Forestry zone district, submitted by American Tower LLC and Seventh Day Baptist Church of Denver & Boulder. The proposed project is in the Forestry (F) Zoning District, at 192 Mine Lane, on Parcel 146104000004 totaling 68.16 acres, approximately 1,000 feet south of the intersection of Mine Road and Deer Trail Road, in Section 4, Township 1N, Range 71W. Action Requested: Recommendation to the BOCC. Public Testimony Will Be Taken. Tabled at the request of the applicant to the December 20, 2017 Planning Commission.

Docket DC-17-0002: Amendments to the Boulder County Land Use Code

Staff proposes replacing the Article 4-513 Transportation use for Park and Ride Facility with a Multimodal Parking Facility use. This update also proposes moving parking requirements for primary uses from Article 4-500 to an accessory Parking use in Article 4-516. Please note: the new Parking accessory use does not change the number of parking spaces required under individual uses. Action Requested: Recommendation to the BOCC. Public Testimony Will Be Taken.

Docket BVCP-15-0001: Request for the Planning Area Expansion of Area III Outer Boundary and Minor Service Area Adjustment for Spring Valley Estates Neighborhood (Area III to Area II)

As part of the Boulder Valley Comprehensive Plan (BVCP) 2015 Major Update the Commissioners will hold a public hearing on a request to bring the Spring Valley Estates subdivision into Area II of the BVCP Planning Area. The neighborhood is currently outside of the BVCP Planning Area. The change will require two steps: 1) Expansion of Planning Area III outer boundary, and 2) a Minor Service Area Adjustment (Area III to Area II). This request was initiated by the city in response to previous amendments made to the city's blue line, as well as health and safety concerns. The hearing will provide an opportunity for members of the public to comment on the requested Planning Area map change. Action Requested: Decision. Public Testimony Will Be Taken.

Planning Commission Bylaws Review

Discussion with Planning Commission on potential amendments to their bylaws.
Discussion Item - Public Testimony Will Not Be Taken.

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.

Published: Longmont Times-Call November 5, 2017 - 1385091

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):

Nov 5, 2017

TERRY LOVE

Signature

Subscribed and sworn to me before me this

10th day of November, 2017.

Shayla Najera

Notary Public

**SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO**

**NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2021**

(SEAL)

Account: 1050753
Ad Number: 1385091
Fee: \$66.41



Land Use

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BOULDER COUNTY PLANNING COMMISSION

MINUTES

November 15, 2017

AFTERNOON SESSION – 1:30 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

{Approved December 20, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, November 15, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:36 p.m. and adjourning at approximately 4:54 p.m.

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

Commissioner Excused: Sean Stewart

Boulder County Staff Present: Summer Frederick, Dale Case, Kim Sanchez, Ron Flax, Kate Burke (Assistant County Attorney), Kathy Parker (Assistant County Attorney), Amy Oeth, Anna Milner, Nicole Wobus, Steven Giang, Jesse Rounds, Anita Riley (Transportation), Rick Hackett, Amelia Willits (Transportation).

Others: 15-20

MINUTES

MOTION: Lieschen Gargano **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from the October 18, 2017 Planning Commission Hearing as written.

SECOND: Sam Fitch

VOTE: Motion **PASSED** {5 to 0} Abstained: Doug Young, Dan Hilton, Natalie Feinberg Lopez

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

Kim Sanchez, Chief Planner, provided an update related to three current oil and gas issues in Boulder County, including the following: 1) an update on the Crestone Peak Resources Comprehensive Drilling Plan (CDP) released Friday October 13, 2) an update on two drilling and spacing unit applications that have been submitted to the COGCC by 8 North LLC (Extraction subsidiary) and the associated protests filed by Boulder County, and 3) an update on the COGCC flowline rulemaking (in response to the Firestone tragedy), in which Boulder County has filed party status and will provide feedback/input during the process.

Docket SU-17-0005: Seventh Day Baptist Church Telecommunication Facility

This item has been tabled at the request of the applicant to the December 20, 2017 Planning Commission.

Docket DC-17-0002: Proposed Amendments to the Boulder County Land Use Code for Parking-related Uses and Regulations

Amy Oeth, Long Range Land Use Planner II, presented the proposed code amendments to Article 4 of the Boulder County Land Use Code regarding parking-related uses and regulations. She went over the reasons for the amendments, referral comments, and explained the requirement for Electric Vehicle Service Equipment (EVSE) as electric vehicles are an emerging technology. The staff report for this agenda item also provides the proposed code amendment, referral process and comments, staff research, and staff recommendation. Staff recommended that the Boulder County Planning Commission recommend to the Board of County Commissioners APPROVAL of Docket DC-17-0002 as outlined in the November 15, 2017 staff recommendation.

PUBLIC HEARING OPENED

SPEAKERS: Jane Zander – 330 Murray Street; Arlene Baldwin – 460 Murray Street ; Helen Ting – 177 5th Avenue; Chuck Klueber – 8206 Sawtooth Lane; Carrie Wise – 7370 Pebble Court; Dave Kapky – 380 Murray Street; Kathy Pitts – 305 Park Ave., Unit 310; Bruce Warren – 7321 Dry Creek Road.

Seven of the eight public comments focused on the potential purchase of a property by Niwot Cultural Arts Association (NCAA) along Murray Street in Niwot, on which the NCAA has expressed the intent to build a parking lot in the future. There is no formal proposal or docket for a parking lot on this property in Niwot. Some members of the public requested more time to review the proposed regulations and their impact on the potential parking lot in Niwot. Other Niwot residents expressed support. One speaker expressed support for the EVSE provisions due to the growing adoption of EVs across Colorado.

PUBLIC HEARING CLOSED

SUMMARY: The Planning Commissioners discussed the proposed amendments and issues that were brought to their attention by the public. The topics discussed included: the type of review that would apply to a Multimodal Parking Facility; where the Multimodal Parking Facility use would apply; the potential for a parking lot in Niwot and how the definition and review would apply there; the mechanism for determining if a Multimodal Parking Facility maintains the character and function of an area; how the Multimodal Parking Facility definition incorporates the previous Park and Ride

definition; how the accessory Parking definition only applies to permanent uses; the possibility for paid parking; code organization changes; site appropriateness for EVSE; application of the Electric Vehicle Charging Fund and timing of the fund development implementation; benefits and incentives for property owners to install EVSE; landscaping requirements; and application of the Boulder County Multimodal Transportation Standards. The Planning Commission discussed whether or not to recommend adding a reference to the Multimodal Standards within the landscaping provision, but chose not to as there is a reference to the Multimodal Standards in provision 4-513.c.

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE Docket DC-17-0002: Proposed Amendments to the Boulder County Land Use Code for Parking-related Uses and Regulations; and certify the docket for action to the Board which certification includes the approved text of the docket and the official record of the docket before the Commission with the staff comments, public testimony, and Commission discussion and action.

SECOND: Lieschen Gargano

VOTE: Motion PASSED {8 to 0}

Docket BVCP-15-0001: Request for the Planning Area Expansion of Area III Outer Boundary and Minor Service Area Adjustment for Spring Valley Estates Neighborhood (Area III to Area II)

On Wednesday, November 15, 2017, the Boulder County Planning Commission held a public hearing on the request for the Planning Area Expansion of Area III Outer Boundary and Minor Service Area Adjustment for Spring Valley Estates Neighborhood (Area III to Area II). Steven Giang, Planner I, presented an overview of the proposed changes to the Spring Valley Estates subdivision. The meeting also provided an opportunity for the public to provide comments to the Planning Commission.

One member of the public provided comments to Planning Commission which touched on topics such as adding safer bicycle climbing lanes in the neighborhood, keeping the area semi-rural, and ensuring that the level of service regarding snow removal will remain excellent when services are switched over to the City of Boulder.

Planning Commission had questions about the following topics:

- Fire protection and how the existing water district interacts with the City of Boulder Fire Department
- Annexation and which parties would be responsible for bringing forth the annexation request
- Whether or not annexation could be requested by residents living outside of Spring Valley Estates
- Why the city isn't allowing for piecemeal annexation and would prefer to annex the neighborhood as a whole
- What would happen to the existing water rights and the ditch system if the neighborhood annexed

PUBLIC HEARING OPENED

SPEAKERS: Edward Arnold - 225 Linden Drive

136 PUBLIC HEARING CLOSED

138 MOTION: Lieschen Gargano MOVED to APPROVE a Boulder Valley
140 Comprehensive Plan (BVCP) Planning Area I, II, III Map change to
142 expand the BVCP Planning Area outer boundary to include the Spring
Valley Estates subdivision in BVCP Area II as described in Attachment
A.

144 SECOND: Mark Bloomfield

146 VOTE: Motion PASSED {8 to 0}

148 Planning Commission Bylaws

152 Kim Sanchez, Chief Planner, reviewed the Planning Commission bylaws, section by section to solicit
154 input from the Planning Commission for potential modifications and amendments. The main areas of
discussion were attendance requirements, public participation at meetings and public comment for
items not on the agenda, general order of business, oral staff presentations, and procedures for
156 reconsideration of matters in limited circumstances. Staff will further develop possible options based
on Planning Commission's input for consideration at a future meeting.

158 **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.*

160



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BOULDER COUNTY PLANNING COMMISSION AGENDA

December 20, 2017

1:30 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M.

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

Approval of the *November 15, 2017* 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 SI-17-0002: NORTH ST. VRAIN PIPELINE RELOCATION

Request: The City of Longmont proposes to construct the North St. Vrain Pipeline (NSVP) Relocation (Project) in Boulder County, Colorado. The NSVP is an important, large-diameter water pipeline that delivers raw water from Longmont Dam located on the North St. Vrain Creek to the City's Nelson-Flanders Water Treatment Plant (WTP). The pipe section proposed for relocation is located northwest of the Town of Lyons and extends from North Pond to the Town of Lyons boundary west of U.S. Highway 36. The NSVP would be relocated away from North St. Vrain Creek to a location within Apple Valley Road. Within unincorporated Boulder, the length of the pipeline to be relocated is approximately 3,000 feet. Another 1,500 feet of pipe to be relocated is in the Town of Lyons and not under the jurisdiction of Boulder County. A total of approximately 4.6 acres would be impacted by construction of the Project.

Location: The pipe section proposed for relocation is northwest of the Town of Lyons and extends from North Pond (1197 Apple Valley Road) to west of U.S. Highway 36, in Section 13, Township 3N, Range 71W.

Zoning: Rural Residential (RR) and Agricultural (A) Zoning Districts

Applicant: Larry Wyeno, City of Longmont

Property Owners: Boulder County Government and City of Longmont

Agent: Jennifer Bell, Burns & McDonnell Engineering Company Inc.

Action Requested: *Recommendation to the BOCC.*

Public testimony will be taken.

(Staff Planner: Christian Martin)

Docket Webpage:

<http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SI-17-0002>

4. Boulder County Comprehensive Plan Update - Document Redesign and Content Update Work Plan

Staff will report on progress toward updating the Boulder County Comprehensive Plan (BCCP). Topics of focus will include document and website redesign, and a 2018 work plan for BCCP content updates. Staff seeks feedback on the full scope of update efforts, and authorization to proceed with the content update work plan as resources allow.

Action Requested: Discussion, authorization to implement BCCP content update work plan

No public testimony; informational item only.

(Staff Planner: Nicole Wobus)

Webpage:

<https://www.bouldercounty.org/property-and-land/land-use/planning/boulder-county-comprehensive-plan/update/>

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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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: December 20, 2017
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 SI-17-0002: NORTH ST. VRAIN PIPELINE RELOCATION

The City of Longmont proposes to construct the North St. Vrain Pipeline (NSVP) Relocation (Project) in Boulder County, Colorado. The NSVP is an important, large-diameter water pipeline that delivers raw water from Longmont Dam located on the North St. Vrain Creek to the City's Nelson-Flanders Water Treatment Plant (WTP). The pipe section proposed for relocation is located northwest of the Town of Lyons and extends from North Pond to the Town of Lyons boundary west of U.S. Highway 36. The NSVP would be relocated away from North St. Vrain Creek to a location within Apple Valley Road. Within unincorporated Boulder, the length of the pipeline to be relocated is approximately 3,000 feet. Another 1,500 feet of pipe to be relocated is in the Town of Lyons and not under the jurisdiction of Boulder County. A total of approximately 4.6 acres would be impacted by construction of the Project, submitted by Larry Wyeno, City of Longmont. The proposed project is in the Rural Residential (RR) and Agricultural (A) Zoning Districts. The pipe section proposed for relocation is northwest of the Town of Lyons and extends from North Pond (1197 Apple Valley Road) to west of U.S. Highway 36, in Section 13, Township 3N, Range 71W.

Action Requested: Recommendation to the BOCC. Public testimony will be taken.

Boulder County Comprehensive Plan Update - Document Redesign and Content Update Work Plan

Staff will report on progress toward updating the Boulder County Comprehensive Plan (BCCP). Topics of focus will include document and website redesign, and a 2018 work plan for BCCP content updates. Staff seeks feedback on the full scope of update efforts, and authorization to proceed with the content update work plan as resources allow.

Action Requested: Discussion, authorization to implement BCCP content update work plan

No public testimony; informational item only.

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.

Published: December 6, 2017-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2017\pc-hearing-notice-20171220.DOC

PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: December 20, 2017
TIME: 1:30 P.M.
PLACE: Commissioners Hearing Room,
Third Floor, Boulder County Court-
house, 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 SI-17-0002: NORTH ST. VRAIN PIPE-
LINE RELOCATION**

The City of Longmont proposes to construct the North St. Vrain Pipeline (NSVP) Relocation (Project) in Boulder County, Colorado. The NSVP is an important, large-diameter water pipeline that delivers raw water from Longmont Dam located on the North St. Vrain Creek to the City's Nelson-Flanders Water Treatment Plant (WTP). The pipe section proposed for relocation is located northwest of the Town of Lyons and extends from North Pond to the Town of Lyons boundary west of U.S. Highway 36. The NSVP would be relocated away from North St. Vrain Creek to a location within Apple Valley Road. Within unincorporated Boulder, the length of the pipeline to be relocated is approximately 3,000 feet. Another 1,500 feet of pipe to be relocated is in the Town of Lyons and not under the jurisdiction of Boulder County. A total of approximately 4.6 acres would be impacted by construction of the Project, submitted by Larry Wyeno, City of Longmont. The proposed project is in the Rural Residential (RR) and Agricultural (A) Zoning Districts. The pipe section proposed for relocation is northwest of the Town of Lyons and extends from North Pond (1197 Apple Valley Road) to west of U.S. Highway 36, in Section 13, Township 3N, Range 71W. Action Requested: Recommendation to the BOCC. Public testimony will be taken.

**Boulder County Comprehensive Plan Update
- Document Redesign and Content Update
Work Plan**

Staff will report on progress toward updating the Boulder County Comprehensive Plan (BCCP). Topics of focus will include document and website redesign, and a 2018 work plan for BCCP content updates. Staff seeks feedback on the full scope of update efforts, and authorization to proceed with the content update work plan as resources allow. Action Requested: Discussion, authorization to implement BCCP content update work plan. No public testimony; informational item only.

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.

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Published: Longmont Times-Call December 6, 2017 - 1398425

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):

Dec. 6, 2017

TERRY LOVE

Signature

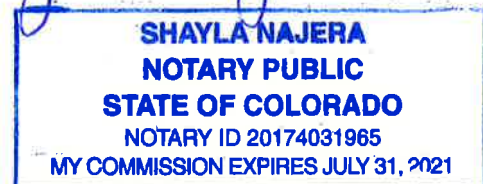
Subscribed and sworn to me before me this

6th day of December, 2017

Shayla Najera

Notary Public

(SEAL)



Account: 1050753
Ad Number: 1398425
Fee: \$58.58



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BOULDER COUNTY PLANNING COMMISSION

MINUTES

December 20, 2017

AFTERNOON SESSION – 1:30 PM

Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved February 21, 2018}

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, December 20, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:36 p.m. and adjourning at approximately 4:06 p.m.

Commissioners Present: Doug Young, Dan Hilton (Vice-Chair), Ann Goldfarb, Sam Fitch, Gavin McMillan, Sean Stewart.

Commissioners Excused: Natalie Feinberg Lopez (Chair), Lieschen Gargano (Second Vice-Chair), and Mark Bloomfield

Boulder County Staff Present: Summer Frederick, Dale Case, Kim Sanchez, Ron West (Parks & Open Space), Peter Reinhardt (Transportation), Kathy Parker (Assistant County Attorney), Sinead O'Dwyer, Amy Oeth, Anna Milner, Nicole Wobus, Christian Martin, Rick Hackett.

Others: 10-15

MINUTES

MOTION: Sean Stewart **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from the November 15, 2017 Planning Commission Hearing as written.

SECOND: Ann Goldfarb

VOTE: Motion **PASSED** {6 to 0}

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

Kim Sanchez, Chief Planner, provided an update related to three current oil and gas issues in Boulder County, including the following: 1) an update on the Crestone Peak Resources Comprehensive Drilling Plan (CDP) that is currently in process with the State COGCC, 2) an update on two drilling

and spacing unit applications that have been submitted to the COGCC by 8 North LLC and the associated protests and request for local public forum filed by Boulder County, and 3) an update on the COGCC Flowline Rulemaking (in response to the Firestone tragedy), in which Boulder County has filed party status jointly with the Cities of Longmont and Lafayette and will testify at the COGCC hearings on Jan. 8-9, 2018. Information can be found on Boulder County's Oil & Gas Development webpage.

Docket SI-17-0002: NORTH ST. VRAIN PIPELINE RELOCATION

Christian Martin, Planner II, presented the application for Larry Wyeno, City of Longmont, and Boulder County Government. The City of Longmont proposes to construct the North St. Vrain Pipeline (NSVP) Relocation (Project) in Boulder County, Colorado. The NSVP is an important, large-diameter water pipeline that delivers raw water from Longmont Dam located on the North St. Vrain Creek to the City's Nelson-Flanders Water Treatment Plant (WTP). The pipe section proposed for relocation is located northwest of the Town of Lyons and extends from North Pond to the Town of Lyons boundary west of U.S. Highway 36. The NSVP would be relocated away from North St. Vrain Creek to a location within Apple Valley Road. Within unincorporated Boulder, the length of the pipeline to be relocated is approximately 3,000 feet. Another 1,500 feet of pipe to be relocated is in the Town of Lyons and not under the jurisdiction of Boulder County. A total of approximately 4.6 acres would be impacted by construction of the Project. The proposed project is in the Rural Residential (RR) and Agricultural (A) Zoning Districts. The pipe section proposed for relocation is northwest of the Town of Lyons and extends from North Pond (1197 Apple Valley Road) to west of U.S. Highway 36, in Section 13, Township 3N, Range 71W. Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated December 20, 2017.

PUBLIC HEARING OPENED

SPEAKERS: Cecily Mui – St. Vrain Creek Coalition; Barbara Welke - 416 Apple Valley Rd.

PUBLIC HEARING CLOSED

MOTION: Doug Young MOVED that the Boulder County Planning Commission recommend that the Board of County Commissioners **CONDITIONALLY APPROVE Docket SI-17-0002: NORTH ST. VRAIN PIPELINE RELOCATION**, subject to the fourteen (14) conditions listed in the staff recommendation, with condition number 10 modified to add the phrase "two newly exposed," to read "within five years of approval, those two newly exposed sections of the existing pipeline that cross the N. St. Vrain Creek shall be removed."

SECOND: Sean Stewart

Conditions of Approval:

1. The Applicant shall be subject to the terms, conditions, and commitments of record in the file for Docket SI-17-0002: City of Longmont North St. Vrain Pipeline Project.
2. Prior to any construction activities or the issuance of any permits, the applicant shall obtain and submit to the Land Use Department for review and approval all easements or other property rights necessary for the proposal, including crossing agreements.
3. All phases of construction shall be done in compliance with applicable federal, state, and local statutes and regulations, including these conditions of approval. All required

permits shall be obtained prior to construction (as related to each stage of construction) including, without limitation, County Floodplain Development Permits, a County Utility Construction Permit, a County Stormwater Quality Permit, a Colorado Department of Public Health and Environment Stormwater Discharge Permit and Dewatering Permit. Prior to any construction activities, the Applicant shall obtain all necessary federal, state, and local permits and comply with the conditions of these permits throughout the life of the project, as applicable.

4. Prior to submitting a Utility Construction Permit, the following shall be submitted to the County's Land Use and Transportation Departments for review and approval:
 - a. Plans identifying all laydown areas and temporary use areas.
 - b. Plans identifying the delineation of Apple Valley Road so as to determine the right-of-way owned by the County. Where the specific width of a right-of-way cannot be demonstrated, delineation to the edge of improvements (including the back-slope of the borrow ditch) is required.
 - c. Plans identifying stockpiling and staging areas, including access, and all relevant permissions for the use of these areas.
 - d. A Transportation Management Plan.
 - e. A revegetation plan for the project area demonstrating the restoration of all disturbed areas.
 - f. A weed management plan with the aim of preventing the spread of noxious weed species.
 - g. A plan showing the vegetation to be removed. The removal of vegetation, particularly large mature trees, shall be minimized as much as reasonably practical, as proposed in the application materials.
5. The Utility Construction Permit application shall be submitted to the County's Transportation Department and shall address and/or include the following:
 - a. The submission of final construction documents.
 - b. The submittal of a Traffic Control Plan and haul route.
 - c. A pre-construction meeting is required prior to the commencement of construction activities with the County's Transportation Department.
6. Work hours shall be between 8:30am and 4:30pm (3:30pm during the school year), Monday through Friday, unless otherwise approved in writing by the Transportation Department.
7. Emergency access must be maintained through the work zone at all times. Apple Valley Road must remain open from both the north and south. The road must be opened to two-way traffic at the end of each work day. Fire Districts shall be made aware of any road closures which could impact emergency response routes.

- 138 8. Any access blockage to Antelope Road or private driveways must be opened at the
140 end of each work day.
- 142 9. Stockpiling and staging may not occur in the right-of-way.
- 144 10. Within five years of approval, the two newly exposed sections of the existing
146 pipeline that cross the North St. Vrain Creek shall be removed. The City of
148 Longmont will be subject to any relevant review of the work under the Land Use
150 Code and will be responsible for obtaining any necessary permits to undertake the
152 removal. The streambed and surrounding vegetation shall be thereafter restored. The
154 Land Use Director may consider extending the five year timeframe if the applicant
156 demonstrates extenuating circumstances.
- 158 11. The identified wetlands shall be fenced in order to prevent construction traffic
160 damage, as proposed in the application materials.
- 162 12. All practicable methods shall be used to minimize fugitive particulates, as proposed
164 in the application materials.
- 166 13. The Applicant shall comply with the requirements and conditions of approval
168 included in the referral responses provided by the Boulder County Transportation
170 Department dated 8/4/17, 9/6/17 and 10/30/17 to the extent conditions therein were
172 not superseded by subsequent referral comments.
- 174 14. The applicant must hire a project overseer, to be approved by the County Engineer, to
176 monitor and inspect the project and ensure compliance with Utility Construction
178 Permit conditions and all other County requirements specific to the Transportation
180 Department issues and concerns. This overseer must be both independent of the
182 primary construction contractor and project engineer and have the authority to alter,
184 direct, and/or stop any activity that will result in adverse environmental or safety
186 conditions or violates the condition(s) of the permit, county approval or accepted
188 construction standards.

VOTE: Motion PASSED {6 to 0}

At this time, a Planning Commissioner asked Boulder County Land Use staff for background information related to the public comments provided to the Commissioners as part of their December 20 packet materials. Staff provided context for these comments to the Planning Commission.

<p><u>Boulder County Comprehensive Plan Update - Document Redesign and Content Update Work Plan</u></p>
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Nicole Wobus, Long Range Planning Manager, presented staff's proposed plans for updating the Boulder County Comprehensive Plan, including conversion to a new document template, as well as content and map updates. Planning Commission provided positive feedback on the new document template, and general support for staff's proposed 2018 work plan for BCCP content updates.

Rick Hackett, Communications Specialist, addressed questions related to conversion to the new template. Commissioners requested making the document easy to navigate (e.g., direct links in the

document), perhaps using an e-book format. Staff explained there would be an e-book version after the full redesign is done.

A commissioner highlighted the interconnectedness of different elements (e.g., Housing, Transportation, and Economics) and questioned whether it would make sense to update all three at the same time. Staff explained that staffing resource availability (both within the Land Use Department and in other departments that would need to participate in updates) does not allow for a full update of the plan at one time. However, staff and Planning Commission can keep a comprehensive, cross-element perspective as updates to each element proceed. Updated content will reference other elements in the document as appropriate, and identify placeholders for future changes to other elements as they are updated. Other commissioners noted that updating one element at a time allows for in-depth review and focus on each element.

A commissioner highlighted that an updated and refreshed executive summary is necessary to help tie everything together and frame the document's purpose and content for the reader. The commissioner also requested a clear introduction and statement of goals in each element.

MOTION: **Gavin McMillan MOVED to authorize staff to proceed with the following content updates to the Boulder County Comprehensive Plan, pending staff resource availability and periodic updates to be presented to Planning Commission: Housing Element, Sustainability Element, Economics Element, mapping (including but not limited to Geology and Natural Hazards and Trails Map), Executive Summary, and preliminary research and scoping for potential new Public Health and Allenspark Townsite Plan Elements, as described in the Boulder County Comprehensive Plan 2018 Work Plan for Ongoing Content Updates.**

SECOND: **Doug Young**

VOTE: **Motion PASSED {6 to 0}**

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.