



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

WEDNESDAY, MARCH 20, 2019 AT 1:30 P.M.

MEETINGS ARE HELD IN THE THIRD FLOOR HEARING ROOM, COUNTY COURTHOUSE
1325 PEARL STREET, BOULDER, COLORADO

This agenda is subject to change. Please call ahead to confirm an item of interest (303-441-3930). Public comments are taken at meetings designated as Public Hearings. For special assistance, contact our ADA Coordinator (303-441-3525) at least 48 hours in advance.

To access the video streams for all Planning Commission meetings, please go to
<http://bouldercountyco.igmp2.com>

Call to Order

Roll Call

Nomination of Officers

Approval of Minutes/Miscellaneous Business

Approval of Meeting Minutes from February 20, 2019.

Staff Updates

Items

1. Transportation Master Plan Update

Public Hearing

Boulder County Transportation Staff will provide to Planning Commission an update on what has been completed with the TMP update. Staff will summarize the data analysis that has been completed and resulting draft recommendations.

Action Requested: None, Information item only

Public testimony will be taken

Staff Planner(s): Stacey Proctor

2. Docket LE-18-0002: Lefthand Fire Protection District

Public Hearing

Request: Location and Extent application to construct 2,085-square-foot addition (new office/incident command room: 240 square feet, new fire apparatus bay: 1,200 square feet, new storage area: 645 square feet) to Fire Station #2, located on an approximately 0.64-acre parcel at 7761 Overland Road.

Location: 7761 Overland Road, on the south side of Overland Drive, approximately 1.8 miles east of its intersection with Peak to Peak Highway (SH72), in Section 22, Township 2N, Range 72W.

Zoning: Forestry (F) Zoning District

Applicant: Chief Russell Leadingham, Lefthand Fire Protection District

Property Owner: Lefthand Fire Protection District

Agent: J. Matthew McMullen
Action Requested: Recommendation to BOCC
Public testimony will be taken
Staff Planner(s): Summer Frederick

**3. Study Session on Agriculture and Sustainability
Public Hearing**

At the request of Planning Commission a study session will be held on the topic of agriculture and sustainability in Boulder County. Staff will provide an update on current efforts and plans, touching on the activities of both the Parks and Open Space Department and the Sustainability Office. The session will also include public comment and discussion by Planning Commission.

Action Requested: None, Information item only
Public testimony will be taken
Staff Planner(s): Nicole Wobus

Adjournment

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: March 20, 2019
TIME: 1:30 P.M.
PLACE: Commissioners' Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearings and aid the Commission members in their consideration.

Transportation Master Plan Update

Boulder County Transportation Staff will provide to Planning Commission an update on what has been completed with the TMP update. Staff will summarize the data analysis that has been completed and resulting draft recommendations.

Docket LE-18-0002: Lefthand Fire Protection District

Location and Extent application to construct 2,085-square-foot addition (new office/incident command room: 240 square feet, new fire apparatus bay: 1,200 square feet, new storage area: 645 square feet) to Fire Station #2, located on an approximately 0.64-acre parcel at 7761 Overland Road, submitted by Chief Russell Leadingham, Lefthand Fire Protection District. The proposal is located in the Forestry (F) Zoning District, at 20 Lefthand Canyon Dr., at 7761 Overland Road, on the south side of Overland Drive, approximately 1.8 miles east of its intersection with Peak to Peak Highway (SH72), in Section 22, Township 2N, Range 72W.

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Detailed information regarding this item is available for public examination at the Boulder County Land Use website at www.bouldercounty.org/lu or at our office located at 2045 13th Street, corner of 13th and Spruce Street, in Boulder or by calling (303) 441-3930.

Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at meeting for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

Published: March 6, 2019-- Daily Times-Call

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

DATE: March 20, 2019
TIME: 1:30 P.M.
PLACE: Commissioners' Hearing
Room, Third Floor,
Boulder County Courthouse,
1325 Pearl Street

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Published: Longmont Times-Call March 6, 2019 - 1572744

Prairie Mountain Media, LLC

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**County of Boulder
State of Colorado**


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1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Mar 6, 2019


Signature

Subscribed and sworn to me before me this
6th day of March 2019.


Notary Public

**SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2021**

(SEAL)

Account: 1050753
Ad Number: 1572744
Fee: \$51.62



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MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, WEDNESDAY, MARCH 20, 2019 {Approved on April 17, 2019}

The Planning Commission of Boulder County held a regular afternoon session in the Board of County Commissioners' Hearing Room, Third Floor, Courthouse, Boulder Colorado, on Wednesday, March 20, 2019.

Call to Order

The meeting was called to order at 1:37 p.m. by Chair Daniel Hilton.

Roll Call

Members Present: Second Vice-Chair Ann Goldfarb
 Chair Daniel Hilton
 Gavin McMillan
 Vice-Chair Lieschen Gargano
 Mark Bloomfield
 Sam Fitch
 Sam Libby
 Melanie Nieske
 Todd Quigley

Members Excused:

Nomination of Officers

Nomination of Officers

Dan Hilton nominated **Lieschen Gargano for Chair** of the Planning Commission, Ann Goldfarb seconded.

VOTE: Motion PASSED Unanimously {9 to 0}

Sam Fitch nominated **Ann Goldfarb for Vice-Chair** of the Planning Commission, Lieschen Gargano seconded.

VOTE: Motion PASSED Unanimously {9 to 0}

Ann Goldfarb nominated **Sam Libby for Second Vice-Chair** of the Planning Commission, Lieschen Gargano seconded.

VOTE: Motion PASSED {8 to 0} Abstained: Sam Libby

Approval of Minutes/Miscellaneous Business

Approval of Meeting Minutes from February 20, 2019.

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the minutes from February 20, 2019.

SECOND: Mark Bloomfield

VOTE: Motion PASSED {9 to 0}

Staff Updates

Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner

Jose Ruano, Long Range Planner I, provided an update that Docket DC-18-0004 Niwot Rural Community District Land Use Code update was tabled to further explore bulk requirements and alley use. The next public hearing is scheduled for April 23, 2019.

Kim Sanchez, Chief Planner, provided an update on oil and gas efforts. Also, Kim announced that George Gerstle, Transportation Director, is retiring and recognized his contributions to the County.

Items

1. Transportation Master Plan Update

Public Hearing

Stacey Proctor, Project Manager with the Transportation Department and George Gerstle, Director of the Transportation Department, presented an update on the Transportation Master Plan (TMP). The update included information on the TMP process, results of the data analysis that has been completed, and a summary of the draft recommendations.

PUBLIC HEARING OPENED

SPEAKERS: Liz Marr - 3939 Pebble Beach Drive; Suzanne Bhatt-2421 Briarwood Drive.

PUBLIC HEARING CLOSED

2. Docket LE-18-0002: Lefthand Fire Protection District

Public Hearing

Summer Frederick, Principal Planner, presented the application for Chief Russell Leadingham, Lefthand Fire Protection District, a Location and Extent application to construct 2,085-square-foot addition (new office/incident command room: 240 square feet, new fire apparatus bay: 1,200 square feet, new storage area: 645 square feet) to Fire Station #2, located on an approximately 0.64-acre parcel at 7761 Overland Road. The proposed project is located on the south side of Overland Drive, approximately 1.8 miles east of its intersection with Peak to Peak Highway (SH72), in Section 22, Township 2N, Range 72W, within the Forestry (F) Zoning District.

Staff recommended **CONDITIONAL APPROVAL** as outlined in the staff recommendation, dated March 20, 2019.

PUBLIC HEARING OPENED

SPEAKERS: None.

PUBLIC HEARING CLOSED

MOTION: **Gavin McMillan MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket LE-18-0002: Lefthand Fire Protection District subject to the thirteen (13) conditions listed in the Staff Report.**

SECOND: **Ann Goldfarb**

CONDITIONS OF APPROVAL:

1. Prior to issuance of any permits, a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking shall be completed.
2. Before scheduling rough framing inspections, the defensible space portion of the Wildfire Plan must be implemented and inspected by the Land Use Department.
3. At the time of final inspections, the Wildfire Partners Assessment report or Wildfire Mitigation Plan must be fully implemented and inspected.
4. The Applicant must obtain all necessary building and grading permits as required by the County Building Code.
5. At time of building permit application, an Access Improvement and Maintenance Agreement and Access Permit shall be issued.
6. Appropriate erosion control measures for all disturbed areas must be shown downslope

and parallel with contours on the grading plan submitted with the building permit application.

7. Final grade cuts and fills must not be steeper than a 1½ to 1 slope; steeper slopes will require a retaining wall. If competent bedrock is encountered, a steeper slope will be accepted per geotechnical recommendations.

8. Per the Standards, if retaining walls over 4 feet tall, as measured from the bottom of the footer to the top of the wall are necessary, designs for retaining walls must be signed and sealed by Professional Engineer licensed in the State of Colorado. Calculations must be submitted for all retaining wall heights over 6 feet in height.

9. During construction, all construction-related equipment and materials must be staged and stored onsite.

10. During construction (i.e. during the day while work is being performed), all vehicles must be parked on-site.

11. Prior to final inspections, the vault and sewer line must be installed, inspected, and approved by the Boulder County Public Health Environmental Health Division.

12. Prior to construction, the contractor must identify and mark the location of all existing approved onsite wastewater treatment system (OWTS) components in the project area prior to beginning construction. Heavy equipment should be restricted from the surface of the absorption fields during construction to avoid soil compaction, and caution should be exercised to prevent damage to OWTS components.

13. The applicant must be subject to the terms, conditions, and commitments of records and in the file for Docket LE-18-0002: Lefthand Fire Protection District.

VOTE: Motion PASSED Unanimously {9 to 0}

**3. Study Session on Agriculture and Sustainability
Public Hearing**

On Wednesday, March 20, Planning Commission (PC) held a study session and panel discussion related to agriculture and sustainability.

Nicole Wobus, Long Range Planning Manager, introduced the staff presentation and provided background for the study session. Tim Broderick presented on the Sustainability Office's efforts related to agricultural and sustainability, including initial plans for the Sustainability Tax (passed in 2016). Jeff Moline presented an overview of the Agricultural Resources Division and the Division's work on improving sustainability on open space agricultural properties. Blake Cooper, Agricultural Resources Manager with the Parks and Open Space Department, also participated in the study session and assisted with answering PC questions about the Parks and Open Space Department's programs.

The panel included four members of the agricultural community: Brian Coppom, Executive Director of Boulder County Farmers Markets; Wyatt Barnes, owner of Red Wagon Farm; Elizabeth Black, owner of Your Neighborhood Christmas Tree Farm; and Philip Taylor, Executive Director and Co-Founder of Mad Agriculture.

Elizabeth Black talked about the important three-way relationship between the people doing the growing, access to water resources, and soil health. Brian Coppom talked about the county's unique opportunity to be a leader in promoting the intersection between agriculture and sustainability while recognizing local cultural challenges of balancing prioritization of land for active food production versus bucolic viewshed preservation. Wyatt Barnes described his experience as a Parks and Open Space agricultural tenant. He outlined various challenges, including inefficient water delivery systems, poor soil health, limitations in his ability to build necessary structures, labor shortages, and the aging farming community. Phil Taylor mentioned the cultural rural vs. urban socioeconomic divide that many farmers experience as well as the critical need for agricultural worker housing in the county.

The panelists identified potential strategies including: increased investment in efficient irrigation infrastructure, partnerships with organizations such as the USDA's Natural Resource Conservation Service (NRCS), investment in cooperative community-scale agricultural infrastructure such as grain mills and legume processing centers, allowance for

season-extending agricultural structures and pack stations on open space agricultural properties, and grassroots risk-sharing investment and philanthropy endeavors.

Staff explained the opportunities and limitations regarding PC's ability to address the challenges discussed by the panel. PC can apply their perspective on agricultural topics to BCCP updates (such as the Public Health, Housing, Economics, and Sustainability element updates underway). PC can also direct Land Use staff's workplan and make recommendations for policy priorities and resource allocations to the Board of County Commissioners. PC requested that staff share the current workplan for BCCP and Land Use Code updates at an upcoming PC meeting.

Staff does not plan to initiate an update to the BCCP Agricultural Element at this time. Tim Broderick noted that the Sustainability Office is exploring hiring a consultant to complete a county-wide comprehensive agricultural analysis. PC and staff also discussed how the Board of County Commissioners' strategic priorities relate to ongoing collaborative efforts between Land Use, Parks and Open Space, the Sustainability Office, and other county departments.

Finally, the panel commented that though recent Land Use Code changes are a step in the right direction, Building Code requirements and Parks and Open Space lease requirements can still be too onerous. Season-extending structures are essential for farmers. Agricultural operators need more flexibility in Code requirements and utility configurations to ensure they can make the most out of their acreage.

Adjournment

The meeting was closed at 5:31 p.m.