



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, MAY 15, 2019 AT 3:00 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

Approval of Minutes/Miscellaneous Business

Approval of Meeting Minutes from April 17, 2019

Staff Updates

Items

1. Docket SU-19-0004: Jacks Solar Garden

Public Hearing

Request: Special Use Review for a 6-acre Ground-Mounted Solar Energy System.

Location: 8102 N 95th Street, a 23-acre parcel located on the east side of 95th Street south of the intersection of Ogallala and 95th street in Section 21, Township 2 North, Range 69 West.

Zoning: Agricultural (A) Zoning District

Applicants/Property Owners: Byron and Eloise Kominek, Colorado Family Farm LLC

Owners:

Action Requested: Decision

Public testimony will be taken

Staff Planner(s): Sinead O'Dwyer

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: May 15, 2019
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 hearing will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following item are requested to attend such hearing and aid the Commission members in their consideration.

Docket SU-19-0004: Jacks Solar Garden

Special Use Review for a 6-acre Ground-Mounted Solar Energy System, submitted by Byron and Eloise Kominek, Colorado Family Farm LLC in accordance with the Boulder County Land Use Code. The property is in the Agricultural (A) Zoning District, at 8102 N 95th Street, a 23-acre parcel located on the east side of 95th Street south of the intersection of Ogallala and 95th street in Section 21, Township 2 North, Range 69 West.

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: May 1, 2019-- Daily Times-Call

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Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner

PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

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PLACE: Commissioners' Hearing Room,
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Published: Longmont Times-Call May 1, 2019
- 1591360

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):

May 1, 2019

Signature

Subscribed and sworn to me before me this

1st day of May, 2019.

Notary Public

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
MY COMMISSION EXPIRES DECEMBER 11, 2022

(SEAL)

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MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, WEDNESDAY, MAY 15, 2019 {Approved on June 19, 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, May 15, 2019.

Call to Order

The meeting was called to order at 3:00 p.m. by Chair Lieschen Gargano.

Roll Call

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

Members Excused: Ann Goldfarb Vice-Chair

Approval of Minutes/Miscellaneous Business

Approval of Meeting Minutes from April 17, 2019

MOTION: Mark Bloomfield **MOVED** that the Boulder County Planning Commission **APPROVE** the minutes from the April 17, 2019 meeting.

SECOND: Lieschen Gargano

VOTE: Motion **PASSED {7 to 0}** Abstained: Dan Hilton

Staff Updates

Nicole Wobus, Long Range Planning Manager, provided an update on the upcoming revisions to the IGA between the Town of Nederland and Boulder County. Additional information about the process can be found at the docket webpage for IGA-19-0001: <https://www.bouldercounty.org/property-and-land/land-use/planning/intergovernmental-agreements-iga/iga-19-0001/>

Items

1. Docket SU-19-0004: Jacks Solar Garden **Public Hearing**

Sinead O'Dwyer, Long Range Planner, presented the application for Byron and Eloise Kominek, Colorado Family Farm LLC, a Special Use Review for a 6-acre Ground-Mounted Solar Energy System. The proposed project area is in the Agricultural (A) Zoning District, at 8102 N 95th Street, a 23-acre parcel located on the east side of 95th Street south of the intersection of Ogallala and 95th street in Section 21, Township 2 North, Range 69 West.

PUBLIC HEARING OPENED

SPEAKERS: Jean-Paul La Moncle - 7362 Mount Sherman Rd., Longmont; Dixie George -

8309 N. 95th St., Longmont; Gregory Parker - 8553 N. 95th St., Longmont; Nick Williams, 4060 Darley Ave., Boulder; Jordan Macknick, 3425 Pierce St., Wheat Ridge

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 SU-19-0004: Jacks Solar Garden subject to the following conditions listed in the Staff Report.

SECOND: Lieschen Gargano

CONDITIONS OF APPROVAL:

1. A building permit is required for the proposed solar energy system.
2. A sign permit is required for any signage that is not a wall sign with an area of 2 square feet or less.
3. A Storm Water Quality Permit is required prior to building permit issuance.
4. All vehicles and equipment shall be parked on-site at all times. Vehicles or equipment shall not be staged in the county right-of-way at any time.
5. A setback survey is required at Footing and Foundation inspection, to ensure that the system meets the 110 foot setback from the centerline of 95th street.
6. A setback survey along Upper Baldwin ditch is required prior to Final Inspection to ensure all system components are no less than 19 feet from upper Baldwin ditch.
7. Prior to inspection sign off, a permit for the existing OWTS is required.
8. No fencing is proposed at this time, if the applicant finds that fencing is necessary, staff strongly recommends that the applicant use a wood fence instead of chain link or other "mesh" fencing to provide a more pleasing visual aesthetic. All fences over 6 feet tall must meet applicable setbacks.
9. A screening and revegetation plan is required prior to building permit issuance.
10. If the system is decommissioned in the future, a deconstruction permit is required, which includes recycling and proper disposal of materials as applicable.
11. The Applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket SU-19-0004: Jack's Solar Garden

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

Adjournment

The meeting was closed at 4:22 p.m.