



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, JUNE 19, 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.ig2.com>

Call to Order

Roll Call

Approval of Minutes/Miscellaneous Business

Approval of Meeting Minutes from May 15, 2019.

Staff Updates

Items

1. **Docket SI-19-0001: Public Service Company of Colorado - Tungsten to Bobtail Natural Gas Pipeline**
Public Hearing

Request: Areas and Activities of State Interest (1041) review for the construction of a new 8-inch diameter natural gas pipeline approximately 2 miles long that will serve as an extension to the existing natural gas pipeline delivery system that is owned, operated and maintained by the Public Service Company of Colorado (PSCo), an Xcel Energy company; a control valve station will also be constructed to service the new pipeline connection.

Location: At parcel 158123000034 (control valve station) and in the public right-of-way (pipeline) along portions of Magnolia Drive, County Road 97 and State Hwy 72 between the intersection of Magnolia Drive and Lazy Z Road and the Boulder / Gilpin County line, in Sections 21, 22, 27, 28, Township 1S, Range 72W.

Zoning: Forestry

Applicant: Xcel Energy, Cheryl Diedrich, ROW and Permits

Property Owners: U.S. Forest Service (parcel 158123000034), Boulder County (Magnolia Dr. and CR 97 ROW), and CDOT (SH 72 ROW)

Agent: Stephanie Phippen, Tetra Tech Inc.

Action Requested: Recommendation to BOCC

Public testimony will be taken

Staff Planner(s): Jennifer Severson

2. Docket SU-19-0003: Boulder Country Club

Public Hearing

Request: Substantial modification of a previously approved Special Use and Site Specific Development Plan to allow for expansion and renovation of existing clubhouse facility and modification of parking lot area.

Location: 7350 Clubhouse Rd., on the southwest side of Clubhouse Road, approximately one-third of a mile west of its intersection with N. 75th Street, in Section 11, Township 1N, Range 70W.

Zoning: Rural Residential (RR) Zoning District

Applicant/Property: Boulder Country Club

Owner:

Agent: Michael Larson

Action Requested: Recommendation to BOCC

Public testimony will be taken

Staff Planner(s): Summer Frederick

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: June 19, 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.

Docket SI-19-0001: Public Service Company of Colorado - Tungsten to Bobtail Natural Gas Pipeline

Areas and Activities of State Interest (1041) review for the construction of a new 8-inch diameter natural gas pipeline approximately 2 miles long that will serve as an extension to the existing natural gas pipeline delivery system that is owned, operated and maintained by the Public Service Company of Colorado (PSCo), an Xcel Energy company; a control valve station will also be constructed to service the new pipeline connection, submitted by Xcel Energy, Cheryl Diedrich, ROW and Permits, U.S. Forest Service (parcel 158123000034), Boulder County (Magnolia Dr. and CR 97 ROW), and CDOT (SH 72 ROW) in accordance with the Boulder County Land Use Code. The proposed project is in the Forestry Zoning District, At parcel 158123000034 (control valve station) and in the public right-of-way (pipeline) along portions of Magnolia Drive, County Road 97 and State Hwy 72 between the intersection of Magnolia Drive and Lazy Z Road and the Boulder / Gilpin County line, in Sections 21, 22, 27, 28, Township 1S, Range 72W.

Docket SU-19-0003: Boulder Country Club

Substantial modification of a previously approved Special Use and Site Specific Development Plan to allow for expansion and renovation of existing clubhouse facility and modification of parking lot area, submitted by Boulder Country Club and Michael Larson in accordance with the Boulder County Land Use Code. The proposed project is in the Rural Residential (RR) Zoning District, at 7350 Clubhouse Rd., on the southwest side of Clubhouse Road, approximately one-third of a mile west of its intersection with N. 75th Street, in Section 11, Township 1N, Range 70W.

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: June 5, 2019-- Daily Times-Call

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PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: June 19, 2019
TIME: 1:30 P.M.
PLACE: Commissioners' Hearing Room, Third Floor,
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Published: Longmont Times Call June 5, 2019--1604433

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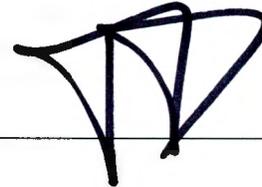
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County of Boulder
State of Colorado

The undersigned, JD Geddes, 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):

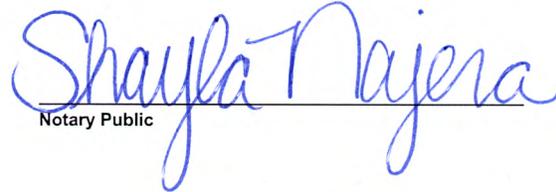
Jun 5, 2019



Signature

Subscribed and sworn to me before me this

5th day of JUNE, 2019



Notary Public

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

(SEAL)

Account: 1050753
Ad Number: 1604433
Fee: \$58.87



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MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, WEDNESDAY, JUNE 19, 2019 {Approved on July 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, June 19, 2019.

Call to Order

The meeting was called to order at 1:30 p.m. by Chair Lieschen Gargano.

Roll Call

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

Members Excused: Sam Fitch
Todd Quigley

Approval of Minutes/Miscellaneous Business

Approval of Meeting Minutes from May 15, 2019.

MOTION: Sam Libby MOVED that the Boulder County Planning Commission APPROVE the minutes from the May 15, 2019 meeting.

SECOND: Mark Bloomfield

VOTE: Motion PASSED {6:0} Abstained: Ann Goldfarb

Staff Updates

Kim Sanchez, Chief Planner, provided an update on oil and gas. The Board of County Commissioners has authorized an update of Article 12 of the Land Use Code which addresses Oil and Gas Regulations.

Nicole Wobus, Long Range Planning Manager, provided an update on the Long Range team work plan.

Items

1. **Docket SI-19-0001: Public Service Company of Colorado - Tungsten to Bobtail Natural Gas Pipeline**
Public Hearing

Jennifer Severson, Senior Planner, presented the application for Xcel Energy, Cheryl Diedrich, ROW and Permits, U.S. Forest Service (parcel 158123000034), Boulder County (Magnolia Dr. and CR 97 ROW), and CDOT (SH 72 ROW), an Areas and Activities of State

Interest (1041) review for the construction of a new 8-inch diameter natural gas pipeline approximately 2 miles long that will serve as an extension to the existing natural gas pipeline delivery system that is owned, operated and maintained by the Public Service Company of Colorado (PSCo), an Xcel Energy company; a control valve station will also be constructed to service the new pipeline connection. The proposed pipeline is located at parcel 158123000034 (control valve station) and in the public right-of-way (pipeline) along portions of Magnolia Drive, County Road 97 and State Hwy 72 between the intersection of Magnolia Drive and Lazy Z Road and the Boulder / Gilpin County line, in Sections 21, 22, 27, 28, Township 1S, Range 72W.

APPLICANT PRESENTATION

Applicants Craig Eicher and Cheryl Dietrich with Xcel Energy and agent Stephanie Phippen of Tetra Tech Inc. presented their application.

PUBLIC HEARING OPENED

SPEAKERS: Christine Mastro - 9577 Magnolia Drive.

PUBLIC HEARING CLOSED

MOTION: **Lieschen Gargano MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket SI-19-0001: Public Service Company of Colorado - Tungsten to Bobtail Natural Gas Pipeline subject to the conditions outlined in pages 17 - 20 of the Staff Report, with the understanding that staff will work with the applicant to adjust condition language to reflect the following: the US Forest Service has jurisdiction over work that occurs on their property; the intent of the condition related to Air Quality reporting is to ensure the County has access to leak data and an annual report, not necessarily that four reports a year are required; and that staging areas are outside the floodplain and County ROW where feasible.**

SECOND: Ann Goldfarb

CONDITIONS OF APPROVAL:

1. The Tungsten Control Valve Station must be located at the alternate site proposed, on USFS land at the southwest corner of the junction of Magnolia Drive and Lazy Z Road.
 - a. A site and access plan for the alternate Control Valve Station location must be submitted to the Transportation Department prior to building permit application; the plan must display areas of disturbance, ingress and egress, and any necessary easements for site access.
 - b. Color samples and fencing treatments must be provided to the Land Use Department for approval prior to permitting.
2. 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. All phases of construction shall be done in compliance with applicable federal, state, and local statutes and regulations, including these conditions of approval. All applicable required permits shall be obtained prior to construction (as related to each stage of construction) including, without limitation: a County Building Permit; a County Utility Construction Permit; a state Stormwater Quality Permit (SWQP); a County SWQP; an Oversize/Overweight Permit; and, a CDOT Access Permit. A Floodplain Development Permit is required for any work within the Floodplain Overlay District and a State Construction Dewatering Permit may also be required.
3. A Building Permit, plan review and inspections approvals are required for all structures and electrical equipment that are part of the proposal, including the meter building, valve building, and control valve buildings as well as any other enclosed structure.
 - a. The Control Valve Station site must be appropriately mitigated for wildfire and the

proposed structures must be constructed with ignition-resistant materials. Coordination with a County Wildfire Specialist is required prior to building permit issuance.

4. A Utility Construction Permit (UCP) is required for work in the Boulder County ROW and must be obtained from the Transportation Department prior to construction commencement.
 - a. Prior to the issuance of the UCP, the applicant shall obtain and submit to the Land Use Department for review and approval all permissions and easements or other property rights necessary for the proposal.
 - b. The applicant must hire a project overseer, approved by the County Engineer, to monitor and inspect the project to ensure the project adheres to the requirements of the UCP and any other permits and/or conditions as stated in approval of the 1041 application.
 - c. A detailed Traffic Control Plan (TCP), including haul routes, must be submitted to the Transportation Department for review prior to issuance of the UCP.
 - d. A Transportation Management Plan (TMP) must be submitted to the Transportation Department for review prior to issuance of the UCP.
 - e. A staging plan, indicating all areas of staging, shall be included in plans submitted for the UCP. Staging shall not occur in the Boulder County ROW, nor shall it be located in the floodway or floodplain.
 - f. A preconstruction meeting is required prior to the commencement of construction activities. At this meeting, the hours of work, access points, snow removal in the construction zone, traffic management and traffic control and construction and inspection schedules will be discussed.
5. A Floodplain Development Permit is required for any work that takes place within the regulatory floodplain.
 - a. The alternate option to cross the creek includes attaching the pipeline to South Beaver Creek bridge over South Boulder Creek and would require work in the regulatory floodplain.
 - b. If the alternate option is used, updated plans showing the location of work within the floodplain must be submitted to Floodplain staff for review before work in the floodplain commences.
6. Erosion control BMPs are required and must be shown on plans submitted for permitting, including for staging, stockpiling and refueling areas.
 - a. No staging, stockpiling or refueling shall occur within the regulatory floodplain for South Boulder Creek.
7. Construction work hours are limited to the hours between 8:30 am and 4:30 pm, Monday through Friday, unless explicitly approved by the Transportation Department.
8. No open excavation area is allowed in the ROW except during work hours.
 - a. The contractor must apply a temporary patch to the trench, or backfill with native material, at the end of each day unless this condition is modified by the UCP.
 - b. If construction for this project extends outside the months of May through September, the use of steel plates to cover the excavation will not be allowed.
9. If a road closure is approved, access through the work zone must be maintained for emergency vehicles and the road must be opened at the end of each work day.
10. A "spill kit" for emergency pollutant isolation must be onsite at all times during construction activity.
11. As called for in the Boulder County Storm Drainage Criteria Manual, biodegradable hydraulic fluids must be used in all equipment and machinery operating in surface waters.

- a. All other applicable requirements in the SDCM and conditions of the SWQP must be observed.
12. Groundwater mitigation measures for the project must be reviewed by a qualified third party, approved by the County, who shall recommend changes or improvements to the plans to ensure that groundwater is not impacted by the project.
 13. The Colorado Division of Water Resources requires the applicant to submit a monitoring hole notice or obtain a monitoring well permit for any bore holes or pits that will expose groundwater.
 14. A Notice of Intent to Construct Dewatering Wells must be filed with the Colorado Department of Water Resources.
 15. The source of water to be used for construction and related haul routes must be identified prior to issuance of the UCP.
 16. PSCo shall work with Boulder County's weed specialist when developing and implementing any containment or revegetation work to ensure that noxious weeds do not spread from the project site, or become established in areas disturbed by construction.
 - a. Prior to issuance of the UCP, a weed management plan must be submitted to the Land Use Department for review.
 - b. Prior to transporting equipment to the site, all machinery must be power washed to remove mud and possible noxious weed seeds.
 17. Restoration and revegetation of the project area is required. All areas disturbed by construction must be restored to an equivalent or better condition than existed before project construction commenced.
 18. PSCo must comply with applicable CDPHE and Public Utility Commission (PUC) requirements related to fugitive dust and air pollution emissions.
 19. Leak surveys must be conducted quarterly, and survey results must be submitted to the County for review.
 20. As-built plans must be submitted to the Boulder County Transportation Department upon completion of the project.
 21. The Applicant shall be subject to the terms, conditions, and commitments of record in the file for **Docket SI-19-0001: Public Service Company of Colorado - Tungsten to Bobtail Natural Gas Pipeline.**

VOTE: Motion PASSED {7:0}

**2. Docket SU-19-0003: Boulder Country Club
Public Hearing**

At this time Commissioner Bloomfield recused himself from Docket SU-19-0003: Boulder Country Club.

Summer Frederick, Principal Planner, presented the application for Boulder Country Club and Michael Larson, a request for a Substantial modification of a previously approved Special Use and Site Specific Development Plan to allow for expansion and renovation of existing clubhouse facility and modification of parking lot area. The proposed project is in the Rural Residential Zoning District, at 7350 Clubhouse Rd., on the southwest side of Clubhouse Road, approximately one-third of a mile west of its intersection with N. 75th Street, in Section 11, Township 1N, Range 70W.

APPLICANT PRESENTATION

Agents Nolan Roselle and Adrian Sopher presented the application for the Boulder Country Club. Michael Larson of the Boulder Country Club also commented on the application.

PUBLIC HEARING OPENED

SPEAKERS: None.

PUBLIC HEARING CLOSED

MOTION: Ann Goldfarb MOVED that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend to the Board of County Commissioners **CONDITIONAL APPROVAL** of Docket SU-19-0003: Boulder Country Club subject to the following conditions listed in the Staff Report.

SECOND: Melanie Nieske

CONDITIONS OF APPROVAL:

1. Building permits are required for the proposed renovation and expansions.
2. Prior to issuance of a building permit, the Clubhouse structure must be landmarked.
3. The proposed food service area remodel requires plan review by BCPH prior to permitting.
4. The pool area remodel must comply with State CDPHE standards for swimming pools.
5. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-19-0003.

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

Adjournment

The meeting was closed at 3:56 p.m.