MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO

WEDNESDAY, SEPTEMBER 18, 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.igm2.com

Call to Order

Roll Call

Approval of Minutes/Miscellaneous Business

Staff Updates

Items


   Public Meeting
   Action Requested: Adoption
   No public testimony will be taken
   Staff Planner(s): Nicole Wobus

2. Docket SD-19-0001: Wood Meadows Final Plat

   Public Hearing
   Request: Subdivision Final Plat to create the nine parcels approved through the preliminary plat from SD-01-04 Wood Meadows NCNUPUD, that were not platted in the Final Plat.
   Location: 13022 and 0 Woodridge Drive, Parcel #s 120522003001 and 120522006001, Blocks 2 and 5 of the Wood Meadows NCNUPUD, in Section 22, Township 3N, Range 69W.
   Zoning: Agricultural (A)
   Applicant/Property Owner: Sopris Development LLC
   Action Requested: Recommendation to BOCC
   Public testimony will be taken
   Staff Planner(s): Sean Gambrel

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.
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.

**Adoption of Planning Commission Resolution for Docket BCCP-18-0003: Boulder County Comprehensive Plan Public Health Element Addition**

**Docket SD-19-0001: Wood Meadows Final Plat**
Subdivision Final Plat to create the nine parcels approved through the preliminary plat from SD-01-04 Wood Meadows NCNUPUD, that were not platted in the Final Plat, submitted by Sopris Development LLC, in accordance with the Boulder County Land Use Code. The proposed project is in the Agricultural (A) Zoning District, located at 13022 and 0 Woodridge Drive, Parcel #s 120522003001 and 120522006001, Blocks 2 and 5 of the Wood Meadows NCNUPUD, in Section 22, Township 3N, Range 69W.

Detailed information regarding this item is available for public examination at the Boulder County Land Use website at [www.bouldercounty.org/lu](http://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: September 4, 2019--Daily Times-Call
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.

Adoption of Planning Commission Resolution for Docket BCCP-19-0068: Boulder County Comprehensive Plan Public Health Element Addendum

Docket SD-19-0001: Wood Meadows Final Plat

Subdivision Final Plat to create the nine parcels approved through the preliminary plat from SD-19-0001 Wood Meadows NCUAUPUD, that were not platted in the Final Plat, submitted by Soprano Development LLC, in accordance with the Boulder County Land Use Code. The proposed project is in the Agricultural (A) Zoning District, located at 13052 and B Woodridge Drive, Parcel nos 300822003601 and 300822006001, Blocks 2 and 5 of the Wood Meadows NCUAUPUD, in Section 22, Township 3N, Range 69W.

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) 441-3926 at least 48 hours before the scheduled hearing.

Published: Longmont Times Call September 4, 2019—1633142

Prairie Mountain Media, LLC

PUBLISHER’S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Elizabeth Maes, 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):

Sep. 4, 2019

Signature

Subscription and sworn to me before me this 4th day of September, 2019

Notary Public

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

Account: 1050753
Ad Number: 1633142
Fee: $42.63
MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, WEDNESDAY, SEPTEMBER 18, 2019
{Approved on October 16, 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, September 18, 2019.

Call to Order
The meeting was called to order at 1:32 p.m. by Chair Lieschen Gargano.

Roll Call
Members Present:  Vice-Chair Ann Goldfarb
                   Daniel Hilton
                   Gavin McMillan
                   Chair Lieschen Gargano
                   Mark Bloomfield
                   Sam Fitch
                   Second Vice-Chair Sam Libby

Members Excused: Melanie Nieske
                 Todd Quigley

Approval of Minutes/Miscellaneous Business
Approval of Meeting Minutes from August 21, 2019.

MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission APPROVE the minutes from August 21, 2019.
SECOND: Gavin McMillan
VOTE: Motion PASSED {6:0} Abstained: Sam Libby

Staff Updates
Nicole Wobus, Long Range Planning Manager, announced that Jose Ruano, Long Range Planner, is moving on from Boulder County Land Use and bade him farewell. Nicole also provided information on the Boulder County Land Use 4th Annual Planning Highlights Bike Tour which will be held on Friday, October 11 at 2 p.m.

Items

Public Meeting
SECOND: Sam Fitch
VOTE: Motion PASSED Unanimously (7:0)
2. **Docket SD-19-0001: Wood Meadows Final Plat**

**Public Hearing**
Sean Gambrel, Planner II, presented the application for Sopris Development, LLC, Subdivision Final Plat to create nine parcels approved through the preliminary plat for SD-01-04 Wood Meadows NCNUPUD, that were not platted in the Final Plat. The proposal is in the Agricultural Zoning District, Parcel #s 120522003001, 120522004001, and 120522006001, Blocks 2, 3 and 5 of the Wood Meadows NCNUPUD, in Section 22, Township 3N, Range 69W.

**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 SD-19-0001: Wood Meadows Final Plat subject to the nine (9) conditions in the Staff Report.

**SECOND:** Mark Bloomfield

1. The Applicant shall be subject to the dedication requirements for schools, parks, and roads, per Article 7-1300 of the Land Use Code.

2. The Applicant shall be subject to all Mountain View Fire Protection District requirements for fire protection, Longs Peak Water District requirements for public water service, and City of Longmont requirements for sewer service.

3. Development within the Wood Meadows NCNUPUD shall be subject to the appropriate County growth management plan and/or open space-impact fee and school impact fee plans, if and when adopted.

4. 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.

5. Development on the platted lots shall be subject to the standards and requirements set forth in the adopted Declaration of Covenants, Conditions and Restrictions of the Wood Meadows NCNUPUD Subdivision recorded in Boulder County on March 4, 2005.

6. Sending units shall come from the Sending Site area designated on the Longmont TDR Area Map for the Wood Meadows NCNUPUD, as required in Section 6-700(K) of the Land Use Code. This filing shall consist of six transferred development rights.

7. The County Land Use, County Transportation, County Parks & Open Space, and County Attorney staffs shall review and approve, as necessary, all final plat documents, including but not limited to a final plat, subdivision/development agreement, and amended covenants prior to recordation.

8. Prior to recordation of the final plat, the Applicant shall provide a development agreement in compliance with Article 3-206(B) of the Land Use Code.

9. The Applicant shall be subject to the terms, conditions, and commitments of record for the Docket (all approved subdivision phases).

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

**Adjournment**
The meeting was closed at 1:57 p.m.