



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, 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

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



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PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: September 18, 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.

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 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

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BOULDER COUNTY, COLORADO
PLANNING COMMISSION

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Published: Longmont Times Call September 4, 2019--1633242

Prairie Mountain Media, LLC

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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):

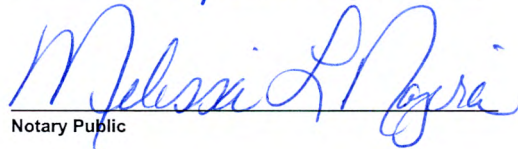
Sep 4, 2019



Signature

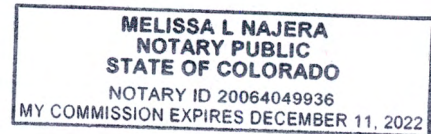
Subscribed and sworn to me before me this

4th day of September, 2019.



Notary Public

(SEAL)



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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

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

Public Meeting

MOTION: Ann Goldfarb MOVED that the Boulder County Planning Commission APPROVE Planning Commission Resolution PC-2019-01 and authorize Dale Case to sign the Resolution.

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.