



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, OCTOBER 16, 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

Approval of Minutes/Miscellaneous Business

Staff Updates

Items

1. **Study Session: E-Bike Pilot Research Outcomes and Potential BCCP Update to Passive Recreation Definition**

Public Hearing

In the Open Space Element of the Boulder County Comprehensive Plan, passive recreation is defined, in part, as non-motorized. In the wake of a change in Colorado state law addressing how e-bikes are classified and where they are allowed, county staff conducted a year of public outreach about e-bikes in 2018. At the end of 2018, the Boulder County Commissioners directed staff to allow e-bikes on certain plains trails on a pilot basis in 2019. During the course of this year, staff has conducted research including surveys of trail users, a county-wide telephone survey, a bicycle speed observation study, and a literature review of recreation conflict and e-bike studies. Boulder County Parks & Open Space staff will review the results of the research, and present options for considering amending the definition of passive recreation in the Boulder County Comprehensive Plan Open Space Element.

Action Requested: None, Information item only

Public testimony will be taken

Staff Planner(s): Nicole Wobus, Tina Nielsen

2. **Docket SU-19-0001: Denver Water Multipurpose Communications Tower**

Public Hearing

Request:	Denver Water proposes installing a new multipurpose communications tower to provide greater bandwidth and improve service coverage at the Gross Dam facility.
Location:	4121 Gross Dam Road, approximately .5 miles south of the intersection with Flagstaff Rd., in Section 19, Township 1S, Range 71W.
Zoning:	Forestry (F) Zoning District
Applicant/Property	City & County of Denver, Denver Water Board

Owner:

Agents: Joe Kramer, Pericle Communications Co. & Ashley
Christensen, Charles Steckly Architecture

Action Requested: Recommendation to BOCC

Public testimony will be taken

Staff Planner(s): Marc Ambrosi

**3. Transportation Master Plan Update
Public Hearing**

Boulder County Transportation Staff will provide to Planning Commission an overview of the draft Transportation Master Plan (TMP). Staff will summarize both the TMP Technical Report and TMP Summary Report.

Action Requested: None, Information item only

Public testimony will be taken

Staff Planner(s): Stacey Proctor, Jeff Maxwell

**4. Dockets BCCP-18-0004 & BCCP-18-0005: Boulder County Comprehensive Plan
Housing and Economics Elements
Public Hearing**

The Land Use Department is updating the Housing and Economics elements of the Boulder County Comprehensive Plan (BCCP). The current Housing and Economics elements of the BCCP are from 1983 and 1987, respectively. Given the interdependent nature of housing and economic trends in the region, staff is updating both elements to reflect the county's policy vision in light of current conditions and best planning practices. On May 30, 2019, staff presented draft policy language and topics for consideration for the updated Housing and Economics elements to both the Board of County Commissioners and Planning Commission at a joint study session. Housing topics of discussion included diversity of housing choice, preservation of existing housing stock, the nexus between transportation and housing, agricultural worker housing, and housing for seniors and vulnerable populations. Economics topics of discussion included recreation, tourism, preservation of rural character, public/private partnerships, agriculture, and economic viability. The study session, along with subsequent internal and external referrals, informed revisions to proposed goals and policies. Staff will present the updated Housing and Economics elements to Planning Commission with a recommendation for approval at the October 16 Planning Commission meeting. Additional information is available at: <http://bit.ly/bccp-housing-economics>.

Action Requested: Decision

Public testimony will be taken

Staff Planner(s): Nicole Wobus, Christy Wiseman

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: October 16, 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.

Study Session: E-Bike Pilot Research Outcomes and Potential BCCP Update to Passive Recreation Definition

In the Open Space Element of the Boulder County Comprehensive Plan, passive recreation is defined, in part, as non-motorized. In the wake of a change in Colorado state law addressing how e-bikes are classified and where they are allowed, county staff conducted a year of public outreach about e-bikes in 2018. At the end of 2018, the Boulder County Commissioners directed staff to allow e-bikes on certain plains trails on a pilot basis in 2019. During the course of this year, staff has conducted research including surveys of trail users, a county-wide telephone survey, a bicycle speed observation study, and a literature review of recreation conflict and e-bike studies. Boulder County Parks & Open Space staff will review the results of the research, and present options for considering amending the definition of passive recreation in the Boulder County Comprehensive Plan Open Space Element.

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Transportation Master Plan Update

Boulder County Transportation Staff will provide to Planning Commission an overview of the draft Transportation Master Plan (TMP). Staff will summarize both the TMP Technical Report and TMP Summary Report.

Dockets BCCP-18-0004 & BCCP-18-0005: Boulder County Comprehensive Plan Housing and Economics Elements

The Land Use Department is updating the Housing and Economics elements of the Boulder County Comprehensive Plan (BCCP). The current Housing and Economics elements of the BCCP are from 1983 and 1987, respectively. Given the interdependent nature of housing and economic trends in the region, staff is updating both elements to reflect the county's policy vision in light of current conditions and best planning practices. On May 30, 2019, staff presented draft policy language and topics for consideration for the updated Housing and Economics elements to both the Board of

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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: October 2, 2019-- Daily Times-Call

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PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: October 16, 2019
TIME: 1:30 P.M.
PLACE: Commissioners' Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl Street

Prairie Mountain Media, LLC

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PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

Study Session: E-Bike Pilot Research Outcomes and Potential BCCP Update to Passive Recreation Definition

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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):

Oct 2, 2019

Docket SU-19-0001: Denver Water Multipurpose Communications Tower

Denver Water proposes installing a new multipurpose communications tower to provide greater bandwidth and improve service coverage at the Gross Dam facility. The application is submitted by the City & County of Denver & Denver Water Board. The proposed location is in the Forestry (F) Zoning District at 4121 Gross Dam Road, approximately .5 miles south of the intersection with Flagstaff Rd., in Section 19, Township 15, Range 71W.

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Published: Longmont Times Call October 2, 2019--1643464

Signature

Subscribed and sworn to me before me this
2nd day of October, 2019.

Notary Public

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

(SEAL)

Account: 1050753
Ad Number: 1643464
Fee: \$84.97



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MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, WEDNESDAY, OCTOBER 16, 2019 {Approved on November 20, 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, October 16, 2019.

Call to Order

The meeting was called to order at 1:30 p.m. by Vice-Chair Ann Goldfarb.

Roll Call

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

Members Excused: Lieschen Gargano Chair

Approval of Minutes/Miscellaneous Business

Approval of the September 18, 2019 Planning Commission Minutes.

MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission APPROVE the minutes from the September 18, 2019 meeting.

SECOND: Sam Fitch

VOTE: Motion PASSED {8:0}

Staff Updates

Nicole Wobus, Long Range Planning Manager, thanked those Planning Commissioners who participated in the Joint PC/BOCC Study Session on Telecommunications on October 15, 2019. She let Planning Commission know that Land Use would schedule time on a future agenda to continue that discussion. She also provided an update that the Planning Highlights Bike Tour has been rescheduled from October 11 to October 18, 2019.

Items

1. **Study Session: E-Bike Pilot Research Outcomes and Potential BCCP Update to Passive Recreation Definition Public Hearing**

Tina Nielsen introduced the staff team and gave an overview of the research conducted during the e-bike pilot study (literature review, intercept survey, phone survey, speed observation, trail analysis). The research on emerging technology in particular provides context for evaluating passive recreation definition amendment updates. Tina also summarized a state law that passed in May that reclassifies e-scooters and sets forth a regulatory framework, including a clause that says e-scooters may be prohibited from bike

paths, but they cannot be regulated more restrictively than e-bikes. Tina then presented three definition options for discussion and consideration: 1. Add e-bikes to the list of activities allowed if specifically designated; 2. Remove “non-motorized” from the definition and add a bullet outlining evaluation criteria for low-powered electric assist technology (speed, noise, pollution, impacts to resources); 3. Remove “non-motorized” from the definition and add a bullet outlining evaluation criteria for low-powered electric assist technology (does the technology enhance or complement the visitor experience; does the technology cause impacts to resources and other visitors).

PUBLIC HEARING OPENED

SPEAKERS:

- Raymond Bridge - 4355 S. 38th Street. Speaking on behalf of Audubon Society. E-bikes is a motorized use and does not have a place on our open space path.
- Dinah McKay - 4695 Portside Way. Adjacent to Twin Lakes Open Space. Consider exemption of Twin Lakes Trail from commuter trail.
- Elaine Erb - 7955 Countryside Drive - Potentially waiting for a paved bikeway along Hwy 119. Riding on the diagonal is not safe. E-bikes are opening up more possibilities to ride bikes. Jay has safety issues too.
- Dale Lanan- 1018 Ponderosa Circle. E-bikes are fantastic. In line with technology with what can keep the earth alive. Type of work we need to be doing needs to be proportional. I show respect as best as I can. Do what’s best for young people today and allow e-bikes to evolve.

PUBLIC HEARING CLOSED

Discussion on e-bike policy:

- E-scooters come with the definition of e-bikes due to the recent state statute passed.
- What about one wheel personal mobility vehicles
- Some not in favor of allowing e-scooters.
- Some wouldn’t want to preclude e-bikes due to e-scooters being part of the package.
- Twin Lakes trail request is a fair concern. Encourage transportation and POS to consider where bikes are allowed on trails.
- Several comments encourage looking for ways to allow e-bikes with class less important than speed; easier to regulate speed than the class of an e-bike;

Discussion about passive recreation definitions:

- Consider combining option 1 intent with option 2 language
- Consider first where bikes in general are allowed for speed and safety concerns instead of regulating for e-bikes
- Scooters need a more in-depth discussion/investigation. The problem with e-bikes and scooters is that e-bikes are similar to a well-defined recreation and transportation mode but scooters have no similar activity to help regulate them.
- Consider adding e-bike and e-scooter definitions
- Option 2 provides best guidance for the community since #1 would be policy, not guiding document
- Option 3- gets to a broader discussion of what is permissible
- Combine option 1 with options 2 or 3 for a hybrid version? If we do that should we keep non-motorized in the definition?
- Support Option 1 with the specificity, but also like that 2-3 have the assist piece in their since it doesn’t completely change the intent of the current definition
- Support hybridization; if hybrid, advocate for removing “non-motorize” since that would

create a wording conflict.

2. Docket SU-19-0001: Denver Water Multipurpose Communications Tower

Public Hearing

Marc Ambrosi, Planner II, presented the application for the City & County of Denver, Denver Water Board, Joe Kramer, Pericle Communications Co. & Ashley Christensen, Charles Steckly Architecture, a proposal to install a new multipurpose communications tower to provide greater bandwidth and improve service coverage at the Gross Dam facility. The proposed tower would be located in the Forestry Zoning District, at 4121 Gross Dam Road, approximately .5 miles south of the intersection with Flagstaff Rd., in Section 19, Township 1S, Range 71W.

PUBLIC HEARING OPENED

SPEAKERS: Applicants - Doug Raitt, Denver Water, and Joe Kramer, Pericle Communications.

PUBLIC HEARING CLOSED

MOTION: Sam Fitch MOVED to TABLE Docket SU-19-0001: Denver Water Multipurpose Communications Tower until the November 2019 meeting of the Boulder County Planning Commission, with exploration of the four items just elaborated to staff.

SECOND: Gavin McMillan

VOTE: Motion PASSED {7:1}

****At this time Planning Commission took a brief 5-minute recess at approximately 4:56 p.m. They reconvened at approximately 5:01 p.m.****

3. Transportation Master Plan Update

Public Hearing

Stacey Proctor, Project Manager for the Transportation Master Plan Update, presented on the Transportation Master Plan Update. The presentation included a summary of outreach conducted so far as well as a summary of the projects and other implementation actions included in the draft documents.

PUBLIC HEARING OPENED

SPEAKERS: Joan Lyons - 5686 Tabor Street; Dale Lanan - 1018 Ponderosa Circle.

PUBLIC HEARING CLOSED

4. Dockets BCCP-18-0004 & BCCP-18-0005: Boulder County Comprehensive Plan Housing and Economics Elements

Public Hearing

****At this time, Planning Commissioner Sam Libby exited the hearing.****

Christy Wiseman, Long Range Planner I, presented the staff presentation for the dual update to the Housing and Economics elements of the Boulder County Comprehensive Plan (BCCP). After the staff presentation, Planning Commission members asked minor clarifying questions. Planning Commissioner Ann Goldfarb requested that staff make minor revisions to Goal 4 (public engagement goal) for each element to specifically reference the need for outreach to the LGBTQ+ community as well as for transparency and collaboration in outreach and public engagement activities.

PUBLIC HEARING OPENED

SPEAKERS: None.

PUBLIC HEARING CLOSED

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the proposed updates to Dockets BCCP-18-0004 & BCCP-18-0005: Boulder County Comprehensive Plan Housing and Economics Elements as proposed in Attachment A and Attachment B with the additional amendment discussed.

SECOND: Mark Bloomfield

VOTE: Motion PASSED {7:0}

Adjournment

The meeting was closed at 6:11 p.m.