



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

WEDNESDAY, FEBRUARY 19, 2020 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

Approval of Meeting Minutes from December 18, 2019.

### Staff Updates

### Items

1. **Adoption of Planning Commission Resolution PC-2020-01 (for Docket BCCP-19-0003: BCCP Passive Recreation Definition Update to include E-Bikes)**

*Action Requested: Adoption*

No public testimony will be taken

2. **Adoption of Planning Commission Resolution PC-2020-02 (for Dockets BCCP-18-0004 & BCCP-18-0005: Boulder County Comprehensive Plan - Housing and Economics Elements)**

On November 20, 2019 the Planning Commission adopted Resolution PC-2019-02 re: the Housing and Economic element of the Boulder County Comprehensive Plan. The subject resolution, PC-2020-02, corrects clerical errors in Resolution PC-2019-02 and supersedes and replaces it in its entirety.

*Action Requested: Adoption*

No public testimony will be taken

3. **Authorization for the Planning Commission to go into executive session on March 2, 2020 at 3:00 p.m. with the County Attorney's Office, pursuant to CRS 24-6-402(4)(b), to discuss legal issues related to update of the County's oil and gas regulations (Docket DC-19-0002)**

4. **Docket V-19-0002: Ferncliff Vacation**  
**Public Hearing**

Request:

Request to vacate the entirety of the Park Street platted right-of-way, the portion of right-of-way for County Road 149 contained within parcel #119725000008, and the portion of the Spangler Street platted right-of-way adjacent to parcel #119725004001.

Location:

Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and

west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, Section 25, Township 3N, Range 73W.

Zoning: Forestry  
Applicant: Danielle Lynn  
Property Owners: Donald R. and Eileen L. Kvols, c/o Kenneth K. Kvols  
Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=V-19-0002>

*Action Requested: Recommendation to BOCC*

Public testimony will be taken

Staff Planner(s): Jean (Raini) Ott

**5. Docket LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2**

**Public Hearing**

Request: Location and Extent review for a 24" transmission waterline and public trail.  
Location: At Parcel ID 146525000006 on the northeast corner of Arapahoe Road and North 119th Street, in Section 25, Township 1N, Range 69W.  
Zoning: Agricultural (A) Zoning District  
Applicant: Wendi Palmer, Town of Erie  
Property Owner: Boulder County Parks & Open Space  
Agent: JR Engineering LLC  
Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=LE-19-0002>

*Action Requested: Decision*

Public testimony will be taken

Staff Planner(s): Lucas Buscher

**6. Docket SU-18-0020: Gold Lake Ventures LLC**

**Public Hearing**

Request: Special Use Review and Site Specific Development Plan to modify specifics related to approved special events, construct new structures, remodel historic structures, and deconstruct existing structures on an approximately 90-acre parcel, located at 3371 Gold Lake Road.  
Location: 3371 Gold Lake Road, on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.  
Zoning: Forestry (F)  
Applicant/Property Owner: Gold Lake Ventures LLC  
Agents: Bob Dalton, Colorado Landmark Realtors and Jim Scott, New Beginning Builders  
Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-18-0020>

*Action Requested: Recommendation to BOCC*

Public testimony will be taken

Staff Planner(s): Summer Frederick

**7. Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments**

**Public Hearing**

In 2017 the county updated its geologic hazard mapping with post-flood grant funding. The updated mapping draws on best available data and methods to provide much more robust and granular geologic hazard data than was previously available. Staff presented Planning Commission (PC) with an update on the new mapping in March, 2018. With the support of PC and Board of County Commissioners staff requested quality control and peer review

feedback from the Colorado Geologic Survey (CGS), with plans to ultimately seek BCCP adoption of revised mapping to replace the BCCP's current Geologic Hazard and Constraint Areas Map. The county's consultant executed minor map revisions based on CGS feedback. Staff requests approval of the new geologic hazard map, as well as minor revisions to the BCCP Geology element to appropriately reference the updated geologic hazard mapping.

Website: <https://boco.org/bccp-20-0001>

*Action Requested: Decision*

Public testimony will be taken

Staff Planner(s): Chad Endicott

**8. Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments.**  
**Public Hearing**

The Community Planning & Permitting Department has converted the BCCP document to a new graphic template to update the look and feel of the document and provide design consistency. Along with the graphics refresh, amendments to the document Introduction and overall organization are proposed.

Website: <https://boco.org/bccp-20-0002>

*Action Requested: Decision*

Public testimony will be taken

Staff Planner(s): Molly Marcucilli

**Adjournment**

Planning Commission Annual Dinner immediately following.

Detailed information regarding these items is available for public examination on the Boulder County Community Planning & Permitting website at [www.bouldercounty.org/lu](http://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.



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: February 19, 2020  
TIME: 1:30 P.M.  
PLACE: Commissioners' Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

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 PC-2020-01 (for Docket BCCP-19-0003: BCCP Passive Recreation Definition Update to include E-Bikes)**

### **Adoption of Planning Commission Resolution PC-2020-02 (for Dockets BCCP-18-0004 & BCCP-18-0005: Boulder County Comprehensive Plan - Housing and Economics Elements)**

On November 20, 2019 the Planning Commission adopted Resolution PC-2019-02 re: the Housing and Economic element of the Boulder County Comprehensive Plan. The subject resolution, PC-2020-02, corrects clerical errors in Resolution PC-2019-02 and supersedes and replaces it in its entirety.

### **Authorization for the Planning Commission to go into executive session on March 2, 2020 at 3:00 p.m. with the County Attorney's Office, pursuant to CRS 24-6-402(4)(b), to discuss legal issues related to update of the County's oil and gas regulations (Docket DC-19-0002)**

### **Docket V-19-0002: Ferncliff Vacation**

Request to vacate the entirety of the Park Street platted right-of-way, the portion of right-of-way for County Road 149 contained within parcel #119725000008, and the portion of the Spangler Street platted right-of-way adjacent to parcel #119725004001, submitted by Danielle Lynn & Donald R. and Eileen L. Kvols, c/o Kenneth K. Kvols. The subject properties are in the Forestry zoning district, at Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, Section 25, Township 3N, Range 73W.

### **Docket LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2**

Location and Extent review for a 24" transmission waterline and public trail, submitted by Wendi Palmer of the Town of Erie and Boulder County Parks & Open Space. The subject property is in the Agricultural zoning district, at Parcel ID 146525000006 on the northeast corner of Arapahoe Road and North 119th Street, in Section 25, Township 1N, Range 69W.

### **Docket SU-18-0020: Gold Lake Ventures LLC**

Special Use Review and Site Specific Development Plan to modify specifics related to approved special events, construct new structures, remodel historic structures, and deconstruct existing

structures on an approximately 90-acre parcel, located at 3371 Gold Lake Road. The applications are submitted by Gold Lake Ventures LLC. The subject property is in the Forestry zoning district, at 3371 Gold Lake Road, on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.

**Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments**

In 2017 the county updated its geologic hazard mapping with post-flood grant funding. The updated mapping draws on best available data and methods to provide much more robust and granular geologic hazard data than was previously available. Staff presented Planning Commission (PC) with an update on the new mapping in March, 2018. With the support of PC and Board of County Commissioners staff requested quality control and peer review feedback from the Colorado Geologic Survey (CGS), with plans to ultimately seek BCCP adoption of revised mapping to replace the BCCP's current Geologic Hazard and Constraint Areas Map. The county's consultant executed minor map revisions based on CGS feedback. Staff requests approval of the new geologic hazard map, as well as minor revisions to the BCCP Geology element to appropriately reference the updated geologic hazard mapping.

**Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments**

The Community Planning & Permitting Department has converted the BCCP document to a new graphic template to update the look and feel of the document and provide design consistency. Along with the graphics refresh, amendments to the document Introduction and overall organization are proposed.

**PLANNING COMMISSION ANNUAL DINNER - IMMEDIATELY FOLLOWING**

Detailed information regarding this item is available for public examination at the Boulder County Community Planning & Permitting website at [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu) or at our office located at 2045 13<sup>th</sup> 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: February 5, 2020-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2020\pc-hearing-notice-20200219.DOC



PUBLIC HEARING  
BOULDER COUNTY, COLORADO  
PLANNING COMMISSION

DATE: February 19, 2020  
TIME: 1:30 P.M.  
PLACE: Commissioners' Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

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 PC-2020-01 (for Docket BCCP-19-0003: BCCP Passive Recreation Definition Update to include E-Bikes)**

**Adoption of Planning Commission Resolution PC-2020-02 (for Dockets BCCP-18-0004 & BCCP-18-0005: Boulder County Comprehensive Plan - Housing and Economics Elements)**

On November 20, 2019 the Planning Commission adopted Resolution PC-2019-02 re: the Housing and Economic element of the Boulder County Comprehensive Plan. The subject resolution, PC-2020-02, corrects clerical errors in Resolution PC-2019-02 and supersedes and replaces it in its entirety.

**Authorization for the Planning Commission to go into executive session on March 2, 2020 at 3:00 p.m. with the County Attorney's Office, pursuant to CRS 24-6-402(4)(b), to discuss legal issues related to update of the County's oil and gas regulations (Docket DC-19-0002)**

**Docket V-19-0002: Ferncliff Vacation**

Request to vacate the entirety of the Park Street platted right-of-way, the portion of right-of-way for County Road 149 contained within parcel #119725000008, and the portion of the Spangler Street platted right-of-way adjacent to parcel #119725004001, submitted by Danielle Lynn & Donald R. and Eileen L. Kvols, c/o Kenneth K. Kvols. The subject properties are in the Forestry zoning district, at Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, Section 25, Township 3N, Range 73W.

**Docket LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2**

Location and Extent review for a 24" transmission waterline and public trail, submitted by Wendi Palmer of the Town of Erie and Boulder County Parks & Open Space. The subject property is in the Agricultural zoning district, at Parcel ID 146525000006 on the northeast corner of Arapahoe Road and North 119th Street, in Section 25, Township 1N, Range 69W.

**Docket SU-18-0020: Gold Lake Ventures LLC**

Special Use Review and Site Specific Development Plan to modify specifics related to approved special events, construct new structures, remodel historic structures, and deconstruct existing structures on an approximately 90-acre parcel, located at 3371 Gold Lake Road. The applications are submitted by Gold Lake Ventures LLC. The subject property is in the Forestry zoning district, at 3371 Gold Lake Road, on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.

**Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments**

In 2017 the county updated its geologic hazard mapping with post-flood grant funding. The updated mapping draws on best available data and methods to provide much more robust and granular geologic hazard data than was previously available. Staff presented Planning Commission (PC) with an update on the new mapping in March, 2018. With the support of PC and Board of County Commissioners staff requested quality control and peer review feedback from the Colorado Geologic Survey (CGS), with plans to ultimately seek BCCP adoption of revised mapping to replace the BCCP's current Geologic Hazard and Constraint Areas Map. The county's consultant executed minor map revisions based on CGS feedback. Staff requests approval of the new geologic hazard map, as well as minor revisions to the BCCP Geology element to appropriately reference the updated geologic hazard mapping.

**Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments**

The Community Planning & Permitting Department has converted the BCCP document to a new graphic template to update the look and feel of the document and provide design consistency. Along with the graphics refresh, amendments to the document introduction and overall organization are proposed.

**PLANNING COMMISSION ANNUAL DINNER - IMMEDIATELY FOLLOWING**

Detailed information regarding this item is available for public examination at the Boulder County Community Planning & Permitting website at [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu) or at our office located at 2045 13th 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: Longmont Times Call February 5, 2020--1681980

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

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):

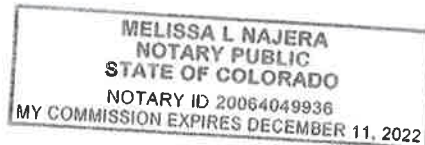
Feb 5, 2020

Signature

Subscribed and sworn to me before me this

5th day of

February, 2020  
*Melissa L. Najera*  
Notary Public



(SEAL)

Account: 1050753  
Ad Number: 1681980  
Fee: \$105.27



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, WEDNESDAY, FEBRUARY 19, 2020 {Approved on April 15, 2020}

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, February 19, 2020.

### **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  
Second Vice-Chair Sam Libby  
Melanie Nieske

Members Excused: Lieschen Gargano Chair  
Sam Fitch  
Todd Quigley

### **Approval of Minutes/Miscellaneous Business**

Approval of Meeting Minutes from December 18, 2019.

**MOTION: Sam Libby MOVED that the Boulder County Planning Commission APPROVE subject to the following conditions listed in the Staff Report.**

**SECOND: Mark Bloomfield**

**VOTE: Motion PASSED Unanimously**

### **Staff Updates**

None.

### **Items**

1. **Adoption of Planning Commission Resolution PC-2020-01 (for Docket BCCP-19-0003: BCCP Passive Recreation Definition Update to include E-Bikes)**

Abby Shannon, interim Long Range Planning Manager, introduced the Planning Commission Resolution to be adopted.

**MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission ADOPT Adoption of Planning Commission Resolution PC-2020-01 (for Docket BCCP-19-0003: BCCP Passive Recreation Definition Update to include E-Bikes).**

**SECOND: Gavin McMillan**

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

2. **Adoption of Planning Commission Resolution PC-2020-02 (for Dockets BCCP-18-0004 & BCCP-18- 0005: Boulder County Comprehensive Plan - Housing and Economics Elements)**

Abby Shannon, interim Long Range Planning Manager, introduced the Planning Commission Resolution to be adopted and clarified the clerical errors within.

**MOTION: Gavin McMillan MOVED that the Boulder County Planning Commission ADOPT Adoption of Planning Commission Resolution PC-2020-02 (for Dockets BCCP-18-0004 & BCCP-18- 0005: Boulder County Comprehensive Plan - Housing and Economics Elements).**

**SECOND: Mark Bloomfield**

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

3. **Authorization for the Planning Commission to go into executive session on March 2, 2020 at 3:00 p.m. with the County Attorney's Office, pursuant to CRS 24-6-402(4)(b), to discuss legal issues related to update of the County's oil and gas regulations (Docket DC-19-0002)**

**MOTION: Sam Libby moved that Planning Commission go into Executive Session on the 2nd at 3:00 pm for the purposes of obtaining legal advice from the County Attorney's office related to Docket DC-19-0002 pursuant to CRS 24-6-402(4)(b).**

**SECOND: Daniel Hilton**

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

4. **Docket V-19-0002: Ferncliff Vacation Public Hearing**

Jean (Raini) Ott, Planner II, presented the application for Donald R. and Eileen L. Kvols, c/o Kenneth K. Kvols and Danielle Lynn, a request to vacate the entirety of the Park Street platted right-of-way, the portion of right-of-way for County Road 149 contained within parcel #119725000008, and the portion of the Spangler Street platted right-of-way adjacent to parcel #119725004001. The subject properties are in the Forestry zoning district at Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, Section 25, Township 3N, Range 73W.

**PUBLIC HEARING OPENED**

**SPEAKERS: None.**

**PUBLIC HEARING CLOSED**

**MOTION: Melanie Nieske MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket V-19-0002: Ferncliff Vacation subject to the conditions in the Staff Recommendation.**

**SECOND: Mark Bloomfield**

**CONDITIONS OF APPROVAL:**

1. Only that half of the Spangler Street platted right-of-way immediately adjacent to Parcel No. 119725004001 is vacated.
2. The applicant shall meet all the post approval requirements within one year after the date of the Board of County Commissioners' Resolution approving this vacation. This Resolution and associated documents shall also be recorded by Land Use Staff with the County Clerk and Recorder's Office within this one-year timeframe. This vacation approval shall not be considered final or effective until this recordation. Finally, this vacation approval shall expire if recordation does not occur within the required one-year timeframe (unless an extension is granted).
3. The applicants shall be subject to the terms, conditions, and commitments of record and in



the file for Docket V-19-0002 Ferncliff Vacation.

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

**5. Docket LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2  
Public Hearing**

Summer Frederick, Planning Division Manager, presented the application for the Town of Erie and Boulder County Parks & Open Space, a Location and Extent review for a 24-inch transmission waterline and public trail. The proposed waterline is located in the Agricultural zoning district, at Parcel ID 146525000006 on the northeast corner of Arapahoe Road and North 119th Street, in Section 25, Township 1N, Range 69W.

**PUBLIC HEARING OPENED**

**SPEAKERS:** Wendi Palmer for the Town of Erie - 645 Holbrook Street.

**PUBLIC HEARING CLOSED**

**MOTION:** Mark Bloomfield **MOVED** the Boulder County Planning Commission **CONDITIONALLY APPROVE Docket LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2.**

**SECOND:** Melanie Nieske

**CONDITIONS OF APPROVAL:**

1. Creation of easement or purchase of ROW.
2. Applicable water and sewage treatment activities & grading permits are required.
3. Stormwater quality permit is required if area of disturbance exceeds one acre.
4. Applicant should coordinate construction work and specific restoration techniques with Agricultural Resources Division of Parks & Open Space
5. Applicant is responsible for long term weed control along the path and right-of-way.

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

**6. Docket SU-18-0020: Gold Lake Ventures LLC  
Public Hearing**

Summer Frederick, Division Planning Manager, presented the application for Gold Lake Ventures LLC and Bob Dalton, Colorado Landmark Realtors and Jim Scott, New Beginning Builders, a Special Use Review and Site Specific Development Plan to modify specifics related to approved special events, construct new structures, remodel historic structures, and deconstruct existing structures on an approximately 90-acre parcel. The property is in the Forestry zoning district at 3371 Gold Lake Road, on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.

**PUBLIC HEARING OPENED**

**SPEAKERS:** John Steiner, 3286 Plateau Road, representing Barry Lewis; Steve Oncley - 19 15th Street, representing the Jamestown Watershed Steering Committee.

**PUBLIC HEARING CLOSED**

**MOTION:** Mark Bloomfield **MOVED** that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend that the Board of County Commissioners **CONDITIONALLY APPROVE Docket SU-18-0020: Gold Lake Ventures LLC** as described in the application materials and subject to the conditions outlined in the staff presentation as amended as we discussed.

**SECOND:** Gavin McMillan

**CONDITIONS OF APPROVAL:**

1. The applicant shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of any permits by the Boulder County Land Use Department and

prior to the recordation of said agreement.

2. All applicable local, state, and federal permits must be obtained and maintained.
3. No more than 35,000 square feet shall be developed on the subject property.
4. Prior to the issuance of any permits by the Boulder County Land Use department, legal access shall be established, and confirmed by Land Use staff.
5. Prior to issuance of building permits, change in use permit shall be applied for and obtained from the Boulder County Department of Public Health - Environmental Division.
6. Prior to final approval of an onsite wastewater treatment system, an EPA injection well permit, or documentation from the EPA stating such a permit is not required shall be submitted to the Boulder County Department of Public Health - Environmental Division.
7. Prior to issuance of building permits, a state-issued discharge permit must be obtained.
8. Prior to final inspections, the onsite wastewater treatment system must be installed, inspected, and approved.
9. Plan Review and a Retail Food License from the Boulder County Department of Public Health - Environmental Division are required.
10. Prior to issuance of building permits, HP-19-0001: Gold Lake Mountain Resort shall be complete.
11. Prior to issuance of any permits, a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking shall be completed. Based upon the compliance path selected, either a Wildfire Partners Assessment report or a Wildfire Mitigation Plan will be created which will describe the wildfire mitigation requirements.
12. Before scheduling rough framing inspections, the defensible space and water supply portion of the plan must be implemented and inspected by the Land Use Department. All trees marked for removal must be cut and all slash, cuttings, and debris must be removed and/or properly disposed. If an individual cistern was chosen, it must be located on site in an appropriate location (subject to approval by the fire protection district), fitted with an appropriate dry hydrant connection, be filled, and you should have this tested by the local fire protection district. Alternatively, a contribution for the use and maintenance of a community cistern must have been made to the local fire protection district. The Fire Sprinkler or Fire Cistern Approval Form needs to be submitted to the Boulder County Building Safety & Inspection Services at [ezbp@bouldercounty.org](mailto:ezbp@bouldercounty.org) (or Fax: 303-441-4856 or P.O. Box 471, Boulder, Colorado, 80306) after the fire protection district completes the applicable portion of the form.
13. At the time of final inspection, all remaining required items in the Wildfire Partners Assessment report or the Wildfire Mitigation Plan are to be fully implemented and inspected. Ground surfaces within three feet of both existing and new structures, and at least 2 feet beyond the driplines of decks, bay windows, and other eaves and overhangs, must be covered with an allowable non-combustible ground cover over a weed barrier material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the Boulder County Multimodal Transportation Standards. At building permit application, the applicant shall verify if wells operated under permit numbers 24775, 577, and 3510 are located on the subject property. If wells are located on the subject property, the applicant shall inform the Colorado Division of Water Resources if the wells will continue to be used, or if they will be plugged and abandoned.
14. At building permit application, the applicant shall submit a Revegetation and Weed Control Plan for review and approval by Boulder County Parks and Open Space Natural Resource Planner and Land Use staff.

15. At building permit application, the applicant shall submit a Natural Resource Management Plan for review and approval by Boulder County Parks and Open Space Natural Resource Planner and Land Use staff.

16. All proposed accesses must comply with the Boulder County Multimodal Transportation Standards.

17. Prior to permit application submittal, a detailed parking plan must be submitted to the Transportation Department for review and approval that shows delineated parking spaces, compliant with ADA parking requirements and the Standards.

18. Prior to permit application submittal, the applicant must submit grading and drainage plan, signed and stamped by a Colorado registered Professional Engineer or Landscape Architect, or Architect that shows the following information for all accesses: existing and proposed contours; stationing along the driveway, driveway profile and width, and dimensions for the parking areas; locations of all non-foundational earthwork; existing accesses to remain, existing accesses to be decommissioned, and proposed access improvements (including the existing and relocated locations of CR 102J); distances between the access and existing and proposed structures; turning radii and dimensions for all proposed emergency access turnarounds and pullouts; and drainage details including flow lines and how drainage will be handled downslope of the proposed development.

a. The locations and details for all retaining walls must be shown; and drainage details including flow lines and how drainage will be handled downslope from the proposed driveway and residence. Final grade cuts and fills shall not be steeper than a 1-½ to 1 slope. Grades steeper than a 1-½ to 1 slope will need to be supported by a retaining wall. Retaining walls or series of walls greater than four feet in height measured from the bottom of the footer to the top of the wall require building permits for construction. Engineering calculations shall be submitted for all retaining wall heights over 6 feet in height.

b. Existing and proposed locations of stormwater management facilities must be shown on the revised site plan. Details for stormwater facilities must be included with plans submitted for permitting that include, as may be applicable to the proposal, the following: existing use areas to be decommissioned and related restoration treatments; proposed drainage improvements (roadside ditch, culverts, swale, etc.); and permanent stormwater quality management facilities. Details for the proposed sediment trap and gabion walls must be included on the revised plans. Depending on the design approved through Special Use review, engineered designs for these facilities may be required for permitting.

c. Grading calculations signed and sealed by a qualified Colorado-licensed Professional Engineer must be submitted with the grading plan. All earthwork associated with proposed access and stormwater quality management improvements must be identified on the revised plans.

19. A Design Exception is required for proposed access improvements that do not comply with the Standards. The Design Exception(s) request must be signed by a qualified Colorado licensed Professional Engineer and submitted to the County Engineer for review and approval prior to submittal of permit application(s).

a. A letter from the Fire Protection District must be submitted with the Design Exception Request(s) that confirms the proposed access design meets the needs of the District for emergency access.

20. If the area of disturbance on the subject property exceeds one acre in size, a Boulder County Stormwater Quality Permit application must be submitted and issued prior to the commencement of any work on-site.

21. The locations of two existing patio areas are approved for redevelopment in locations shown in Figure 4. This redevelopment can include landscaping to the extent it is native

revegetation, lighting (as further outlined below), bear proof trash cans on concrete anchor benches, temporary seating such as Adirondack chairs and hammocks, and a fire pit.

22. The location of the patio area associated with the dock is approved in the location shown in Figure 4. This patio area can have a storage shed, a fire pit, and a ramp to access the dock.

23. The dock is approved in the location shown in Figure 4.

24. The locations of the proposed pump houses are approved, provided they are located outside of the sensitive lakeshore identified in Figure 4.

25. The existing locations of the hot tubs are approved. No hot tub may be relocated. These hot tubs may be redeveloped to include: handrails, some lighting, and fencing.

26. The location of the sediment trap is approved as shown in Figure 4.

27. A new trail as shown in Figure 4 in light blue is approved. The applicant may not create any additional or new trails outside of the identified loop trail and existing trail to the north of Gold Lake.

28. All applicable permits will be obtained.

29. A lighting plan with specific location of light fixtures shall be submitted for review and approval by County staff.

30. All light fixtures must meet applicable requires. Cut sheets for proposed fixtures shall be submitted for review and approval by County staff.

31. Removal of Event site #3 and revised rotational schedule for remaining two Event sites area is approved.

32. The location of proposed new structures is approved according to site plans submitted on September 12, 2019, except the southernmost proposed cabins. The locations of cabins NC12 and NC 13 are approved as shown in materials submitted December 20, 2019.

33. Events are subject to the following limitations:

a. Events are defined as those occasions that have attendance of 151 guests or greater.

b. All events are single-day events.

c. All events are to be daytime events. Daytime is defined as sunrise to sunset.

d. No more than three events per month from April through November.

e. No more than six events of 251 to 350 guests per year.

f. No more than eight events of 151 to 250 guests per year.

g. Only one event may take place on the subject property at any given time.

h. Temporary event structures may only occur in two designated areas in the northern portion of the subject property as shown on plans submitted September 12, 2019.

i. Temporary event structures may only occur in the specified designated areas on a rotating basis, as shown in Table 1 of application materials.

34. Number of standard daytime guests shall not exceed 150 people.

35. Number of overnight guests shall not exceed 75 guests.

36. No more than 40 staff employed by the Resort may be on-site at any time.

37. Prior to the submission of any Boulder County permits, all applicable permits must be applied for and obtained from the Jamestown Watershed District.

38. The Applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket SU-18-0020: Gold Lake Ventures, LLC SU/SSDP.

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

**7. Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments**

**Public Hearing**

Chad Endicott, Long Range Planner, presented the proposed amendments to the Geology Element of the Boulder County Comprehensive Plan, including language reflected in the most up to date geologic hazard mapping. Planning Commission had comments pertaining to referral responses received from the Colorado Geologic Survey, including expanding upon language in the Undermined Areas definition and the Guidelines for Properties with Geologic Hazards and/or Constraints table. The Planning Commission also made comment suggesting that staff provide individual map layers for the public to reference when available on the county's website.

**PUBLIC HEARING OPENED**

**SPEAKERS:** None.

**PUBLIC HEARING CLOSED**

**MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission APPROVE Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments, the updated Geological Hazard and Constraint Map, Mapping and Revisions to the Boulder County Comprehensive Plan Geology Element.**

**SECOND: Melanie Nieske**

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

**8. Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments.**

**Public Hearing**

Molly Marcucilli, Long Range Planner, presented proposed updates to the Boulder County Comprehensive Plan regarding the redesign of the document and related amendments. Planning Commission had comments regarding the new Boulder County Open Space Acquisition chart, headings in the Countywide Goals section, and page numbering, but were generally in favor of the redesigned version.

**PUBLIC HEARING OPENED**

**SPEAKERS:** None.

**PUBLIC HEARING CLOSED**

**MOTION: Gavin McMillan MOVED that the Boulder County Planning Commission APPROVE Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments, with the suggestions as discussed here today.**

**SECOND: Mark Bloomfield**

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

**Adjournment**

The meeting was closed at 4:10 p.m.

Planning Commission Annual Dinner immediately following.