



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

MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

WEDNESDAY, JULY 15, 2020 AT 1:30 P.M.

PLEASE NOTE: Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission webpage in advance of the hearing (www.boco.org/PC).

This agenda is subject to change. Please call ahead or check the Planning Commission webpage to confirm an item of interest (303-441- 3930 / www.boco.org/PC). 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.

Information regarding how to participate in this virtual meeting will be available on the Planning Commission webpage in advance of the hearing (approximately July 8) at www.boco.org/PC. There will be opportunity to provide public comment remotely on the subject dockets during the respective virtual Public Hearing portions for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (P.O. Box 471, Boulder, CO 80306) or email to planner@bouldercounty.org. Please include the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

Call to Order

Roll Call

Approval of Minutes/Miscellaneous Business

Approval of meeting minutes from June 17, 2020.

Staff Updates

Items

1. **Adoption of Planning Commission Resolution 2020-03 (for Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments)**

Website: www.boco.org/BCCP-20-0001

Action Requested: Adoption

No public testimony will be taken

2. **Adoption of Planning Commission Resolution 2020-04 (for Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments)**

Website: www.boco.org/BCCP-20-0002

Action Requested: Adoption

No public testimony will be taken

3. **Docket SU-20-0002: Ward Agricultural Structures Public Hearing**

Request:

Special Review and Site-Specific Development Plan to allow for

the permitting of an existing 3,200-square-foot agricultural structure and the construction of a second 3,200-square-foot agricultural structure on a 39.58-acre parcel with 30,326 square feet of existing structures.

Location: 2300 75th Street, approximately .88 miles northeast of the intersection of 75th street and Arapahoe Road, in Section 25, Township 1N, Range 70W.

Zoning: Rural Residential (RR)

Applicant/Property Owner: Tom Ward

Website: www.boco.org/SU-20-0002

Action Requested: Recommendation to BOCC

Public testimony will be taken

Staff Planner(s): Ryan Kacirek

4. Docket LE-20-0002: Longs Peak Water District Pipeline Replacement Public Hearing

Request: CORRECTED: Location and Extent review to install 10,480 feet of 8-inch raw water pipe to provide alternate access from the Southern Water Supply Project pipeline to the District's water treatment facility, with no extension or expansion of service proposed.
ORIGINAL: Location and Extent review to replace approximately 10,480 feet of 8-inch raw water pipe supplying the District's water treatment facility.

Location: Commencing at parcel #120519006007, crossing 13203 North 87th Street, 13205 North 87th Street, and the Vermillion Road right-of-way, terminating at 9875 Vermillion Road, Sections 16 - 21, Township 3 North, Range 69 West.

Zoning: Agricultural (A) Zoning District

Applicant: Longs Peak Water District

Property Owners: Robert Y Kreitman Trust, John R & Virginia E Sipes, Parrish Trust,
Longs Peak Water District.

Agent: Element Engineering – Nicholaus Marcotte P.E.

Website: www.boco.org/LE-20-0002

Action Requested: Decision

Public testimony will be taken

Staff Planner(s): Sean Gambrel

Adjournment



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PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: July 15, 2020

TIME: 1:30 p.m.

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Adoption of Planning Commission Resolution 2020-04 (for Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments)

Website: www.boco.org/BCCP-20-0001

Adoption of Planning Commission Resolution 2020-03 (for Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments)

Website: www.boco.org/BCCP-20-0002

Docket SU-20-0002: Ward Agricultural Structures

Special Review and Site-Specific Development Plan to allow for the permitting of an existing 3,200- square-foot agricultural structure and the construction of a second 3,200-square-foot agricultural structure on a 39.58-acre parcel with 30,326 square feet of existing structures. The application is submitted by Tom Ward. The proposal is in the Rural Residential (RR) zoning district at 2300 75th Street, approximately .88 miles northeast of the intersection of 75th street and Arapahoe Road, in Section 25, Township 1N, Range 70W.

Website: www.boco.org/SU-20-0002

Docket LE-20-0002: Longs Peak Water District Pipeline Replacement

Location and Extent review to install 10,480 feet of 8-inch raw water pipe to provide alternate access from the Southern Water Supply Project pipeline to the District's water treatment facility, with no extension or expansion of service proposed. The original proposal was a Location and Extent review to replace approximately 10,480 feet of 8-inch raw water pipe supplying the

Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner

District's water treatment facility. This application is submitted by Longs Peak Water District. Property owners include Robert Y Kreitman Trust, John R & Virginia E Sipes, Parrish Trust, and Longs Peak Water District. The proposed project is in the Agricultural zoning district, commencing at parcel #120519006007, crossing 13203 North 87th Street, 13205 North 87th Street, and the Vermillion Road right-of-way, terminating at 9875 Vermillion Road, Sections 16 - 21, Township 3 North, Range 69 West.

Website: www.boco.org/LE-20-0002

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Detailed information regarding these items are available online at www.boco.org/cpp.

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: July 1, 2020-- Daily Times-Call

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PUBLIC HEARING - AMENDED BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: July 15, 2020

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Adoption of Planning Commission Resolution 2020-03 (for Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments)

Corrected Website: www.boco.org/BCCP-20-0001

Adoption of Planning Commission Resolution 2020-04 (for Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments)

Corrected Website: www.boco.org/BCCP-20-0002

Docket SU-20-0002: Ward Agricultural Structures

Special Review and Site-Specific Development Plan to allow for the permitting of an existing 3,200- square-foot agricultural structure and the construction of a second 3,200-square-foot agricultural structure on a 39.58-acre parcel with 30,326 square feet of existing structures. The application is submitted by Tom Ward. The proposal is in the Rural Residential (RR) zoning district at 2300 75th Street, approximately .88 miles northeast of the intersection of 75th street and Arapahoe Road, in Section 25, Township 1N, Range 70W.

Website: www.boco.org/SU-20-0002

Docket LE-20-0002: Longs Peak Water District Pipeline Replacement

Location and Extent review to install 10,480 feet of 8-inch raw water pipe to provide alternate access from the Southern Water Supply Project pipeline to the District's water treatment facility, with no extension or expansion of service proposed. The original proposal was a Location and Extent review to replace approximately 10,480 feet of 8-inch raw water pipe supplying the

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Website: www.boco.org/LE-20-0002

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Published: July 4, 2020-- Daily Times-Call

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PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: July 15, 2020
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Website: www.boco.org/BCCP-20-0001

Adoption of Planning Commission Resolution 2020-03 (for Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments)
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Docket SU-20-0002: Ward Agricultural Structures
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Website: www.boco.org/LE-20-0002

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Published: Longmont Times Call July 1, 2020-1717081

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:

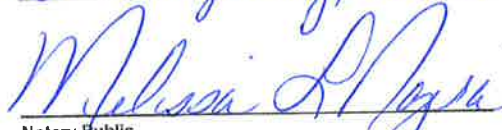
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets 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):

Jul 1, 2020


Signature

Subscribed and sworn to me before me this

1st day of July, 2020


Notary Public

(SEAL)

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

Account: 1050753
Ad Number: 1717081
Fee: \$74.24

PUBLIC HEARING - AMENDED
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: July 15, 2020
TIME: 1:30 p.m.

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Corrected Website: www.boco.org/BCCP-20-0001

Adoption of Planning Commission Resolution 2020-04 (for Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments)
Corrected Website: www.boco.org/BCCP-20-0002

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Website: www.boco.org/LE-20-0002

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Detailed information regarding these items are available online at www.boco.org/cpp.

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 July 4, 2020-1718366

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:

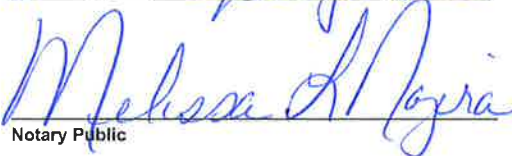
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Jul 4, 2020


Signature

Subscribed and sworn to me before me this

6th day of July, 2020.


Notary Public

(SEAL)

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

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MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, WEDNESDAY, JULY 15, 2020 {Approved on August 19, 2020}

The Planning Commission of Boulder County held a regular afternoon session virtually via Microsoft Teams.

Call to Order

The meeting was called to order at 1:40 p.m. by Chair Ann Goldfarb.

Roll Call

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

Members Excused: Lieschen Gargano
Sam Libby Vice-Chair
Melanie Nieske

Approval of Minutes/Miscellaneous Business

Approval of meeting minutes from June 17, 2020.

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from June 17, 2020.

SECOND: Mark Bloomfield

VOTE: Motion PASSED {6:0}

Staff Updates

Kim Sanchez, Deputy Director -Planning, provided an update on oil & gas efforts occurring at the state (Colorado Oil & Gas Conservation Commission), Boulder County's temporary moratorium, and upcoming schedule for public review of the proposed, updated Art. 12 regulations which will start in October.

Items

1. **Adoption of Planning Commission Resolution 2020-03 (for Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments)**

Public Meeting

Chad Endicott, Long Range Planner, introduced the Planning Commission Resolution to be adopted.

MOTION: Gavin McMillan MOVED that the Boulder County Planning Commission ADOPT Planning Commission Resolution 2020-03 (for Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments)

SECOND: Sam Fitch

VOTE: Motion PASSED Unanimously {6:0}

2. Adoption of Planning Commission Resolution 2020-04 (for Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments)

Public Meeting

Molly Marcucilli, Long Range Planner, introduced the Planning Commission Resolution to be adopted.

MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission ADOPT Planning Commission Resolution 2020-04 (for Docket BCCP-20-0002: BCCP Document Template Conversion-Related Amendments)

SECOND: Gavin McMillan

VOTE: Motion PASSED Unanimously {6:0}

3. Docket SU-20-0002: Ward Agricultural Structures

Public Hearing

Ryan Kacirek, Planner I, presented the application for Tom Ward, Special Review and Site-Specific Development Plan to allow for the permitting of an existing 3,200- square-foot agricultural structure and the construction of a second 3,200-square-foot agricultural structure on a 39.58-acre parcel with 30,326 square feet of existing structures. The proposal is in the Rural Residential (RR) zoning district at 2300 75th Street, approximately .88 miles northeast of the intersection of 75th street and Arapahoe Road, in Section 25, Township 1N, Range 70W.

PUBLIC HEARING OPENED

SPEAKERS: Gayle Udall, 8022 Fox Ridge Ct.; Kate Keiser, 2595 Canyon Blvd., Suite 200; Robert Hirth, 8012 Fox Ridge Court; Jon Bishop, 7983 Sagebrush Court; Jessica Bishop, 7983 Sagebrush Court; Brandon Fields, 8011 Fox Ridge Court (POOLING TIME with Kristin Fields, 8011 Fox Ridge Court); Leigh Corson, 7973 Sagebrush Court; Russell Osgood, 7984 Sagebrush Court; Margery Lynch, 8061 Fox Ridge Court (written comment via Microsoft Teams); Michael Whitham, 8021 Fox Ridge Court.

PUBLIC HEARING CLOSED

MOTION: Gavin McMillan MOVED that Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY APPROVE Docket SU-20-0002: Ward Agricultural Structures, with the eleven conditions in the staff report and 3 additional new conditions which are as follows:

- 1. Prior to building permit, a landscaping plan will be presented to staff for review and approval, which shows planting of large trees on the north and east of the agricultural structures designed to block views from the north and east.**
- 2. Prior to the BOCC meeting, the applicant will work with staff to identify different color and reflectivity options that are more muted and designed to blend in with the surroundings.**
- 3. Minor modifications of the location of the buildings may be approved to allow for agricultural use as has been proposed by the applicant.**

The site plan that is part of this recommendation of approval is the one that is presented by staff in the staff packet.

SECOND: Mark Bloomfield

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 Community Planning & Permitting Department and prior to the recordation of said agreement.**

2. All applicable local, state, and federal permits must be obtained and maintained.
3. The size of the agricultural structures is a maximum of 3,200 square feet each with the total square footage added to the parcel being 6,400 square feet.
4. The maximum height of the agricultural structure is 24 feet from existing grade.
5. The location of the agricultural structures is that as shown in Figure 2 of the staff recommendation.
6. The elevations of the existing and proposed structures are approved as shown in the application materials.
7. The maximum total resulting floor area for the subject parcel is 36,726 square feet.
8. At building permit application, a revised site plan must be provided that show emergency access pullouts at the required 400-foot intervals along the 2,100-foot length driveway in accordance with the Boulder County Multimodal Transportation Standards. The applicant must show on the revised site plan an emergency turnaround for emergency access to the agricultural structures. The emergency turnaround must be a minimum of 50ft from the front the structures and no greater than 150 feet from the rear.
9. At building permit application, the applicant must provide a letter from the Fire Protection District confirming that the existing access meets their emergency needs as it pertains to providing access to the agricultural structures. If it does not, then the applicant shall provide an alternative access to the agricultural structures that is in compliance with MMTS.
10. At building permit application, the applicant must submit a Revegetation Plan for review and approval by the Community Planning & Permitting Department.
11. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-20-0002: Ward Agricultural Structures.
12. Prior to building permit, a landscaping plan will be presented to staff for review and approval, which shows planting of large trees on the north and east of the agricultural structures designed to block views from the north and east.
13. Prior to the BOCC meeting, the applicant will work with staff to identify different color and reflectivity options that are more muted and designed to blend in with the surroundings.
14. Minor modifications of the location of the buildings may be approved to allow for agricultural use as has been proposed by the applicant.

VOTE: Motion PASSED {6:0}

**4. Docket LE-20-0002: Longs Peak Water District Pipeline Replacement
Public Hearing**

Sean Gambrel, Planner II, presented the application for Longs Peak Water District, Robert Y Kreitman Trust, John R & Virginia E Sipes, Parrish Trust, Longs Peak Water District, a Location and Extent review to install 10,480 feet of 8-inch raw water pipe to provide alternate access from the Southern Water Supply Project pipeline to the District's water treatment facility, with no extension or expansion of service proposed. The proposal is in the Agricultural zoning district Commencing at parcel #120519006007, crossing 13203 North 87th Street, 13205 North 87th Street, and the Vermillion Road right-of-way, terminating at 9875 Vermillion Road, Sections 16 - 21, Township 3 North, Range 69 West.

PUBLIC HEARING OPENED

SPEAKERS: None.

PUBLIC HEARING CLOSED

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission
CONDITIONALLY APPROVE Docket LE-20-0002: Longs Peak Water District Pipeline
Replacement subject to the conditions presented in the staff packet.

SECOND: Dan Hilton

CONDITIONS OF APPROVAL:

1. At the end of each work day, the area above the newly installed pipe must be filled and compacted, all excess cut material must be hauled off-site, and new road base must be placed over the installed pipeline and graded to match pre-construction conditions.
2. Boulder County ROW must be clearly delineated on final plans.
3. Plans must identify and show all existing utilities in the Boulder County rights-of-way.
4. During construction, all materials, machinery, dumpsters, and other items shall be staged in designated locations approved by the county. Worker vehicles must be parked in designated locations approved by the county. A staging plan and worker vehicle parking plan must be submitted for review and approval prior to permit issuance.
5. Construction drawings at 60% and 90% completion must be submitted to the Engineering Development Review team prior to submittal of required permit applications.
6. Upon completion of the project, as-built plans must be submitted for all construction work within County ROW.
7. A Boulder County Utility Construction Permit (UCP) is required for all work done in the County ROW. The permit application is available through the Boulder County Public Works Department. Contact Bill Eliassen at (720) 564-2661.
8. Prior to permit issuance, the applicant's contractor must submit photo-documentation of the existing conditions along the sections of Vermillion Road to be disturbed during construction (including at the intersections of N. 87th Street and N. 95th Street). All areas within County ROW disturbed during construction must be restored to pre-project conditions or better.
9. Oversize/Overweight Permit: If necessary, the applicant shall obtain Oversize/Overweight Permits from the appropriate jurisdictions. Contact Rocky Milano at (303) 682-6737.
10. Because the area of disturbance is within 100 linear feet of the Highland Ditch and the Rough and Ready Ditch, a Boulder County Stormwater Quality Permit (SWQP) is required. The SWQP must be obtained prior to any work beginning on this project.
11. Permissions from the Highland Ditch Company and the Rough and Ready Ditch Company for the ditch crossings, where the pipe will bore under the ditches, must be submitted prior to permit issuance.
12. Work hours may not extend beyond 8:30 AM to 4:30 PM (4:00 PM during the school year) unless explicitly approved by the County Engineer. At all times the road must be passable for local traffic and emergency vehicles and the road must be fully re-opened to two-way traffic at the end of each workday.
13. Any access blockage or closure to private driveways must be re-opened by the end of the work day.
14. A Traffic Control Plan (TCP), completed by a Certified Traffic Control Supervisor, must be submitted to the Engineering Development Review Team prior to issuance of the UCP.
 - a. The TCP must include flaggers and/or other traffic control measures to be used during construction and haul operations within County ROW or that will impact County ROW.
 - b. Locations and types of warning signs along the roads shall be shown.
 - c. A map of haul routes must be included with the TCP.
15. A Transportation Management Plan (TMP) must be prepared by the applicant and submitted to the Engineering Development Review team prior to submittal of required permit applications that includes the areas of the project that will access County ROW. (A TMP Template is attached for guidance). The TMP must include a construction schedule and it must identify potential impacts and provide mitigation strategies for bicycle, pedestrian and vehicular traffic and private accesses within the construction area.

16. 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.

17. All applicable building and grading permits shall be obtained.

18. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket LE-20-0002: Longs Peak Water District Pipeline.

VOTE: Motion PASSED {6:0}

Adjournment

The meeting was closed at approximately 5:31 p.m.