MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO

WEDNESDAY, JANUARY 20, 2021 AT 2:00 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 (https://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 / https://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 72 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 January 13) at https://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 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 November 18, 2020.

Staff Updates

Items

1. Docket V-20-0007: Rehder-Wolf Vacation
   Public Hearing
   Request: Request to vacate portions of the Trout Avenue, Sixth Street, and Fifth Street rights-of-way of the Petersen Lake Addition.
   Location: 2310 & 2700 Lake Eldora Ski Road, located on the north side of Lake Eldora Ski Road approximately 2 miles west of its intersection with Eldora Road, in Section 20, Township 1S, Range 73W.
   Zoning: Forestry (F)
   Applicants: Timothy R. Rehder & McKenzie Wolf
   Property Owners: Timothy R. Rehder & McKenzie Wolf, Mari Anne Gambotto, Eldora Property LLC Et Al (c/o Donna Cartwright), Energy Resources Technology Land Et Al (c/o Donna Cartwright)
   Website: https://boco.org/V-20-0007-SE-20-0011
   Action Requested: Recommendation to BOCC
   Public testimony will be taken
   Staff Planner(s): Jean (Raini) Ott

Deb Gardner County Commissioner        Elise Jones County Commissioner        Matt Jones County Commissioner
2. **Docket BVCP-20-0001: 2020 Boulder Valley Comprehensive Plan Mid-Term Update**

   Public Hearing
   Adoption of the BVCP mid-term update elements which require four body review.

   **Website:** [https://boco.org/bvcp-20-0001](https://boco.org/bvcp-20-0001)

   *Action Requested:* Approval and Adoption of 2020 BVCP Mid-term Update

   Public testimony will be taken

   Staff Planner(s): Alberto De Los Rios, Hannah Hippely

**Adjournment**
PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: January 20, 2021
TIME: 2:00 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 (https://boco.org/PC).

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the date and time specified above. All persons interested in the following items are requested to participate in such hearing and aid the Commission members in their consideration.

Information regarding how to participate in this virtual meeting will be available on the Planning Commission webpage in advance of the hearing (approximately January 13, 2021) at https://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 (PO 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.

Docket V-20-0007: Rehder-Wolf Vacation
Request to vacate portions of the Trout Avenue, Sixth Street, and Fifth Street rights-of-way of the Petersen Lake Addition. The application is submitted by Timothy R. Rehder & McKenzie Wolf, Mari Anne Gambotto, Eldora Property LLC Et Al (c/o Donna Cartwright), and Energy Resources Technology Land Et Al (c/o Donna Cartwright). The proposal is in the Forestry zoning district at 2310 & 2700 Lake Eldora Ski Road, located on the north side of Lake Eldora Ski Road approximately 2 miles west of its intersection with Eldora Road, in Section 20, Township 1S, Range 73W.
Website: https://boco.org/V-20-0007-SE-20-0011

Docket BVCP-20-0001: 2020 Boulder Valley Comprehensive Plan Mid-Term Update
Adoption of the BVCP mid-term update elements which require four body review.
Website: https://boco.org/bvcp-20-0001

Due to COVID-19 response, many Boulder County office locations are closed until further notice. Detailed information regarding these items is available online at https://boco.org/cpp.

It is Boulder County policy to make county programs, meetings, activities, and services accessible to individuals with disabilities, according to the Americans with Disabilities Act. If you need special assistance, contact the ADA Coordinator at 303-441-3525 at least 72 hours before the scheduled event.
Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT
County of Boulder
State of Colorado

The undersigned, Melissa Najera, 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):
Jan 6, 2021

Melissa Najera

Subscribed and sworn to me before me this
day of January 2021.

Shayla Najera

Signed: Shayla Najera
Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031865
MY COMMISSION EXPIRES JULY 31, 2021

Account: 1050753
Ad Number: 1767912
Fee: $58.87
MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, WEDNESDAY, JANUARY 20, 2021
{Approved February 17, 2021}

The Planning Commission of Boulder County held a virtual meeting via Zoom on Wednesday, January 20, 2021.

Call to Order
The meeting was called to order at 2:03 p.m. by Vice-Chair Sam Libby.

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

Members Excused: Ann Goldfarb Chair
Todd Quigley

Approval of Minutes/Miscellaneous Business
Approval of meeting minutes from November 18, 2020.

MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from November 18, 2020.
SECOND: Sam Fitch
VOTE: Motion PASSED {6:0} (Abstained: Sam Libby)

Staff Updates
None.

Items
1. Docket V-20-0007: Rehder-Wolf Vacation
Public Hearing
Jean (Raini) Ott, Planner II, presented the application for Timothy R. Rehder & McKenzie Wolf, Mari Anne Gambotto, Eldora Property LLC Et Al (c/o Donna Cartwright), and Energy Resources Technology Land Et Al (c/o Donna Cartwright), a request to vacate portions of the Trout Avenue, Sixth Street, and Fifth Street rights-of-way of the Petersen Lake Addition. The proposal is in the Forestry zoning district at 2310 & 2700 Lake Eldora Ski Road, located on the north side of Lake Eldora Ski Road approximately 2 miles west of its intersection with Eldora Road, in Section 20, Township 1S, Range 73W.

PUBLIC HEARING OPENED
SPEAKERS: Timothy Rehder (applicant) - 1910 Street, Golden.

PUBLIC HEARING CLOSED

Matt Jones  County Commissioner  Claire Levy  County Commissioner  Marta Loachamin  County Commissioner
MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket V-20-0007: Rehder-Wolf Vacation with the 5 conditions outlined in the staff packet.
SECOND: Gavin McMillan

CONDITIONS OF APPROVAL:

1. Prior to recordation of Resolution and deeds, the applicant must submit a revised map which demonstrates the final parcel configuration, clearly delineates the new property boundaries, and excludes any portion of the Lake Eldora Ski Road right-of-way. This map must also include the locations of existing electrical facilities and delineate any necessary utility easements with a minimum 10-foot width.

2. To accommodate existing utilities within the subject rights-of-way for which there are currently no easements, the applicant must convey utility easements to the entities that have utilities within the rights-of-way to be vacated.

3. Only those portions of the Trout Avenue, Sixth Street, and Fifth Street rights-of-way within the area described in the easement recorded April 12, 2019 at Reception No. 03706945 are vacated and, as proposed, will be transferred entirely to Parcel No. 158320000036 (2310 Lake Eldora Ski Road). No portion of the Lake Eldora Ski Road/County Road 140 right-of-way is vacated.

4. 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 Community Planning & Permitting 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).

5. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket V-20-0007 Rehder-Wolf Vacation.

VOTE: Motion PASSED {7:0}

2. **Docket BVCP-20-0001: 2020 Boulder Valley Comprehensive Plan Mid-Term Update**

   **Public Hearing**


   **PUBLIC HEARING OPENED**

   **SPEAKERS:** Donna George - 4661 Tally Ho Court (pooling time with Mark George - 4661 Tally Ho Court and Kit Fuller - 4600 Cloud Court)

   **PUBLIC HEARING CLOSED**

   **MOTION:** Lieschen Gargano MOVED that the Planning Commission APPROVE and ADOPT Docket BVCP-20-0001: 2020 Boulder Valley Comprehensive Plan Mid-Term Update as shown and described in the staff report.

   **SECOND:** Sam Libby

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

**Adjournment**

The meeting was closed at 3:13 p.m.