MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO

WEDNESDAY, FEBRUARY 17, 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 February 10) 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 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 for January 20, 2021.

Staff Updates

Items

1. **Docket V-20-0008: Shaffer Vacation**
   
   Public Hearing
   
   Request: Request to vacate a portion of the Hygiene Road right-of-way along the southern property boundary of Parcel #120530000004 located at 7927 Hygiene Road.
   
   Location: 7927 Hygiene Road, on the north side of Hygiene Road approximately one half mile east of its intersection with N. 75th Street, at Parcel # 120530000004 in Section 30, Township 3N, Range 69W.
   
   Zoning: Estate Residential (ER) Zoning District
   
   Applicant/Property Owner: John M Shaffer
   
   Website: https://boco.org/v-20-0008
   
   Action Requested: Recommendation to BOCC
   
   Public testimony will be taken
   
   Staff Planner(s): Nathaniel Shull
2. **Docket DC-20-0004: Article 19 Cal Wood Fire Rebuilding Regulations**  
   **Public Hearing**  
   Text Amendments to Article 19 of the Boulder County Land Use Code related to the Calwood Fire and rebuilding in the aftermath of the disaster.  
   **Website:** [https://boco.org/DC-20-0004](https://boco.org/DC-20-0004)  
   *Action Requested: Recommendation to BOCC*  
   Public testimony will be taken  
   Staff Planner(s): Hannah Hippely

**Adjournment**
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Items

1. **Docket V-20-0008: Shaffer Vacation [AT THE APPLICANT’S REQUEST, ITEM HAS BEEN TABLED INDEFINITELY]**
   
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   **Zoning:**
   Estate Residential (ER) Zoning District
   
   **Applicant/Property Owner:**
   John M. Shaffer
   
   **Website:**
   https://boco.org/v-20-0008

   **Action Requested:** Recommendation to BOCC
   
   Public testimony will be taken
   
   **Staff Planner(s):** Nathaniel Shull

Matt Jones County Commissioner  Claire Levy County Commissioner  Marta Loachamin County Commissioner
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PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: February 17, 2021
TIME: 2:00 p.m.

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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.

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Docket V-20-0008: Shaffer Vacation
Request to vacate a portion of the Hygiene Road right-of-way along the southern property boundary of Parcel #120530000004 located at 7927 Hygiene Road. The application is submitted by John M. Shaffer. The proposal is in the Estate Residential (ER) Zoning District at 7927 Hygiene Road, on the north side of Hygiene Road approximately one half mile east of its intersection with N. 75th Street, at Parcel #120530000004 in Section 30, Township 3N, Range 69W.
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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.

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At the applicant’s request, this item has been tabled indefinitely.

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Request to vacate a portion of the Hygiene Road right-of-way along the southern property boundary of Parcel #1205300000004 located at 7927 Hygiene Road. The application is submitted by John M. Shaffer. The proposal is in the Estate Residential (ER) Zoning District at 7927 Hygiene Road, on the north side of Hygiene Road approximately one half mile east of its intersection with N. 75th Street, at Parcel #1205300000004 in Section 30, Township 3N, Range 69W.
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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. 24-76-103.

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 3, 2021

Signature

Subscribed and sworn to me before me this
3rd day of February, 2021

Notary Public

SHAYLA AJER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2017031695
MY COMMISSION EXPIRES JULY 31, 2021

Account: 1650753
Ad Number: 1774568
Fee: $25.00
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):
   
   Feb 14, 2021

   **Signature**

   **Subscribed and sworn to me before me this 15th day of February, 2021**

   **Notary Public**

   [Notary Public Seal]

   [Notary Public Information]

   [Account: 1659753]
   [Ad Number: 1777132]
   [Fee: $55.97]
MEETING OF THE PLANNING COMMISSION  
BOULDER COUNTY, WEDNESDAY, FEBRUARY 17, 2021  
(Approved March 17, 2021)

The Planning Commission of Boulder County held a regular afternoon via Zoom on Wednesday, February 17, 2021.

Call to Order
The meeting was called to order at approximately 2:00 p.m. by Chair Ann Goldfarb.

Roll Call
Members Present:  
Chair Ann Goldfarb  
Daniel Hilton  
Second Vice-Chair Mark Bloomfield  
Sam Fitch  
Melanie Nieske  
Todd Quigley

Members Excused:  
Gavin McMillan  
Lieschen Gargano  
Sam Libby Vice-Chair

Approval of Minutes/Miscellaneous Business
Approval of meeting minutes for January 20, 2021.

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from January 20, 2021.  
SECOND: Melanie Nieske  
VOTE: Motion PASSED {6:0}

Staff Updates
Deputy Director Kim Sanchez presented newly elected Boulder County Commissioner Claire Levy. Commissioner Levy introduced herself to the Planning Commission members.

Items
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Public Hearing

2. Docket DC-20-0004: Article 19 Cal Wood Fire Rebuilding Regulations  
Public Hearing  
Planning Division Manager Hannah Hippely presented text Amendments to Article 19 of the Boulder County Land Use Code related to the Cal-Wood Fire and rebuilding in the aftermath of the disaster.  

PUBLIC HEARING OPENED  

SPEAKERS: Edward Yagi - 1515 Big Owl Road; Gabriel Lee - 9612 Mountain Ridge Place; Peter Seamans - 1750 30th St. #495.  

PUBLIC HEARING CLOSED
MOTION: Mark Bloomfield MOVED that Planning Commission APPROVE and recommend to the Board of County Commissioners APPROVAL of Docket DC-20-0004: Article 19 Cal Wood Fire Rebuilding Regulations and certify the docket for action to the Board of County Commissioners, which certification includes the approved text of the Docket, and the official record of the Docket before the Planning Commission including staff comments and materials, public testimony, and Planning Commission action/discussion.

SECOND: Melanie Nieske

VOTE: Motion PASSED {6:0}

Adjournment

The meeting was closed at approximately 3:10 p.m.