MEETING OF THE PLANNING COMMISSION  
BOULDER COUNTY, COLORADO  

WEDNESDAY, MARCH 17, 2021 AT 3:00 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 (approximately March 10, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 682 0762

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.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion 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 reference 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 February 17, 2021.

Staff Updates

Items

1. **Docket SU-20-0007: Valtec Multiple Principal Uses**
   
   **Public Hearing**
   
   **Request:** Special Review and Site Specific Development Plan request for multiple principal uses on an approximately 0.9-acre parcel within the General Industrial Zoning District, including a Marijuana Establishment, Machine Shop, and Light Industrial use.
   
   **Location:** 1779 Valtec Lane, Lot 4 Valtec, located on the southwest side of Valtec Lane at its terminus approximately 750 feet north of its intersection with Arapahoe Road / State Highway 7 in Section 25, Township 1N, Range 70W.
   
   **Zoning:** General Industrial (GI) Zoning District
   
   **Property Owner:** Terrence P. Gallagher
   
   **Applicants:** Josh Rutherford & Peter Carey
   
   **Agent:** Peter Carey
   
   **Website:** https://boco.org/SU-20-0007

Matt Jones County Commissioner  Claire Levy County Commissioner  Marta Loachamin County Commissioner
Action Requested: Recommendation to BOCC
Public testimony will be taken
Staff Planner(s): Jean (Raini) Ott

Adjournment
PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: March 17, 2021
TIME: 3:00 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 (approximately March 10, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 682 0762

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

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion 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 reference the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

Docket SU-20-0007: Valtec Multiple Principal Uses
Special Review and Site Specific Development Plan request for multiple principal uses on an approximately 0.9-acre parcel within the General Industrial Zoning District, including a Marijuana Establishment, Machine Shop, and Light Industrial use. The application is submitted Terrence P. Gallagher (property owner), Josh Rutherford (applicant) & Peter Carey (applicant/agent). The proposal is in the General Industrial (GI) Zoning District at 1779 Valtec Lane, Lot 4 Valtec, located on the southwest side of Valtec Lane at its terminus approximately 750 feet north of its intersection with Arapahoe Road / State Highway 7 in Section 25, Township 1N, Range 70W.
Website: https://boco.org/SU-20-0007

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.
PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION
DATE: March 17, 2021
TIME: 3:00 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 (approximately March 10, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8664 (toll free) and enter the Webinar ID: 161 682 0762.

Please note that the following public hearing will be held by the Boulder County Planning Commission as the date and time specified above. All persons interested in the following items are encouraged to participate in such hearing and aid the Planning Commission members in their consideration.

There will be opportunity to provide public comment remotely on the subject items 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 reference the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

Plaints

Special Review and Site Specific Development Plan request for multiple principal uses on an approximately 0.9-acre parcel within the General Industrial Zoning District, including a Marijuana Establishment, Machine Shop, and Light Industrial use. The application is submitted Terrence P. Gallagher (property owner), Josh Rutherford (applicant) & Peter Carey (agent). The proposal is in the General Industrial (GI) Zoning District at 1779 Valtec Lane, Lot 4, Valtec, located on the southwest side of Valtec Lane at its terminus approximately 750 feet north of its intersection with Arapahoe Road / South Highway 1 in Section 25, Township 1N, Range 70W.

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. According to the Americans with Disabilities Act, if you need special assistance, contact the ADA Coordinator at 303-441-3925 at least 72 hours before the scheduled event.

Published: Longmont Times Call March 3, 2021

Prarie 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):

Mar. 3, 2021

Signature

Subscribed and sworn to me before me this 3rd day of March 2021.

Notary Public

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

Account: 1050753
Ad Number: 1781610
Fee: $51.04
MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, WEDNESDAY, MARCH 17, 2021
{Approved April 21, 2021}

The Planning Commission of Boulder County held a held a virtual meeting via Zoom on Wednesday, March 17, 2021.

Call to Order
The meeting was called to order at 3:00 p.m. by Vice-Chair Sam Libby.

Roll Call
Members Present: David Hsu
                  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 for February 17, 2021.

MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from February 17, 2021.
SECOND: Sam Fitch
VOTE: Motion PASSED {5:0} Abstained: Sam Libby and David Hsu

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

Items

1. Docket SU-20-0007: Valtec Multiple Principal Uses
   Public Hearing
   Planner Jean (Raini) Ott presented the application for Terrence P. Gallagher, Josh Rutherford & Peter Carey, Special Review and Site Specific Development Plan request for multiple principal uses on an approximately 0.9-acre parcel within the General Industrial Zoning District, including a Marijuana Establishment, Machine Shop, and Light Industrial use. The property is in the General Industrial (GI) Zoning District at 1779 Valtec Lane, Lot 4 Valtec, located on the southwest side of Valtec Lane at its terminus approximately 750 feet north of its intersection with Arapahoe Road / State Highway 7 in Section 25, Township 1N, Range 70W.

   PUBLIC HEARING OPENED

   SPEAKERS: Josh Rutherford (Applicant) - 9554 Joyce Way; Jeffrey Gard - 2541 Spruce Street; Richard Leddon - 1507 Old Tale Road.
PUBLIC HEARING CLOSED

MOTION: Sam Libby MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket SU-20-0007: Valtec Multiple Principal Uses with the 11 conditions outlined in the staff packet.

SECOND: Lieschen Gargano

VOTE: Motion PASSED {7:0}

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