MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO

WEDNESDAY, APRIL 21, 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 April 14, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 417 1547

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 from March 17, 2021.

Staff Updates

Items

Docket SU-21-0001: Stoddard Vacation Rental

Public Hearing

Request: Special Review and Site Specific Development Plan request for a Vacation Rental of 120 days per year, June 1 through October 1 for up to six guests on an approximately 1.3-acre parcel.

Location: 258 Fisk-Fenner Road, located approximately 350 feet west of the intersection of Fisk-Fenner Road and County Road 82E in Section 12, Township 3N, Range 73W.

Zoning: Forestry (F) Zoning District

Applicants/Owners: Randall R. and Sarah Stearns Stoddard

Agent: Brittany McGinnis, Vacasa LLC

Website: https://boco.org/SU-21-0001

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: April 21, 2021
TIME: 3:00 p.m.

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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 an 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-21-0001: Stoddard Vacation Rental
Special Review and Site Specific Development Plan request for a Vacation Rental of 120 days per year, June 1 through October 1, for up to six guests on an approximately 1.3-acre parcel. The application is submitted by Randall R. and Sarah Stearns Stoddard (applicants/property owners) and Brittny McGinnis (agent). The proposal is in the Forestry (F) Zoning District at 258 Fisk-Fenner Road, located approximately 350 feet west of the intersection of Fisk-Fenner Road and County Road 82E in Section 12, Township 3N, Range 73W.
Website:  https://boco.org/SU-21-0001

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.

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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. 24-70-103.

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):

   Apr 7, 2021


Signature

Subscribed and sworn to me before me this 7th day of April 2021

Notary Public

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

Account: 1050753
Ad Number: 1790312
Fee: $51.04
MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, WEDNESDAY, APRIL 21, 2021
(Approved on June 16, 2021)

The Planning Commission of Boulder County held a regular afternoon session via Zoom on Wednesday, April 21, 2021.

Call to Order
The meeting was called to order at 3:05 p.m. by Chair Ann Goldfarb.

Roll Call
Members Present: Chair Ann Goldfarb
Gavin McMillan
Sam Fitch
Vice-Chair Sam Libby
Melanie Nieske
Todd Quigley
David Hsu

Members Excused: Lieschen Gargano
Mark Bloomfield Second Vice-Chair

Approval of Minutes/Miscellaneous Business
Approval of meeting minutes from March 17, 2021.

MOTION: Melanie Nieske MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from March 17, 2021.
SECOND: Gavin McMillan
VOTE: Motion PASSED {7:0}

Staff Updates
None. At the end of the hearing, Planning Division Manager Summer Frederick announced that today’s hearing would be the last for Planner II Jean (Raini) Ott. Summer thanked Raini for her contributions to Community Planning & Permitting.

Items
Docket SU-21-0001: Stoddard Vacation Rental
Public Hearing
Planner Jean (Raini) Ott presented the application for Randall R. and Sarah Stearns Stoddard, Special Review and Site Specific Development Plan request for a Vacation Rental of 120 days per year, June 1 through October 1 for up to six guests on an approximately 1.3-acre parcel. The property is in the Forestry (F) Zoning District at 258 Fisk-Fenner Road, located approximately 350 feet west of the intersection of Fisk-Fenner Road and County Road 82E in Section 12, Township 3N, Range 73W.

PUBLIC HEARING OPENED
SPEAKERS: Sarah Stoddard (Applicant) - PO Box 147; Brittany McGinnis, Vacasa LLC (Agent) - PO Box 10130; Phil Stern - PO Box 56; Karen Fuerst - 818 Cabin Creek Rd.; Edward Yagi - 1515 Big Owl 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-21-0001: Stoddard Vacation Rental with the 11 conditions listed in the staff report, with one amendment to condition 4 to strike the words “between June 1 and October 1” from the condition.

SECOND: Sam Fitch

Conditions of Approval:

1. The applicants shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of a license or permits by the Boulder County Community Planning & Permitting department and prior to the recordation of said agreement within one year of approval.

2. The applicants must maintain a valid Boulder County Vacation Rental License while the short-term rental is in operation.

3. The subject property may not be marketed or used for wedding, reception, or similar private or public events.

4. The Vacation Rental is approved for approximately 120 days per year, between June 1 and October 1.

5. The Vacation Rental is limited to a maximum occupancy of six individuals, including children.

6. Parking is limited to three vehicles spaces total, with two reserved for guests and one reserved for the Local Manager. All guests must park on-site and guests shall not use any portion of the shared driveway or parking area that is located on the adjacent property to the west. The applicants must inform guests of these parking restrictions prior to their arrival and no more than two guest vehicles are allowed on-site at any given time.

7. Prior to issuance of a license, the applicants must post signage or otherwise demarcate the property line along the shared driveway and/or parking area to clearly and visibly indicate the boundary on-site without interfering with emergency or non-emergency vehicle movements.

8. At license application, the applicants must submit a driveway design that complies with the Boulder County Multimodal Transportation Standards, including: Table 5.5.1 - Parcel Access Design Standards (1-Lane Plains Access), Standard Drawings 11-13 for Private Access, and Standard Drawing 16 - Access & Grade Clearance. If the required improvements involve more than 50 cubic yards of non-foundational earthwork, then the applicants must also obtain a Grading Permit.

   a. Prior to issuance of a license, the Community Planning & Permitting Department must verify that the driveway complies with the Boulder County Multimodal Transportation Standards.

9. Prior to issuance of a license, the applicants must obtain a Commercial Use Permit for the existing on-site wastewater treatment system from the Public Health Department.

10. Prior to issuance of a license, the applicants must sign an Access Improvement and Maintenance Agreement.

11. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-21-0001 Stoddard Vacation Rental.

VOTE: Motion PASSED {7:0}

Adjournment
The meeting was closed at 4:15 p.m.