MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO

WEDNESDAY, JUNE 16, 2021 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 (approximately June 9, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 942 4525

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 April 21, 2021.

Staff Updates

Items

1. **Docket LE-21-0001: City of Boulder Baseline and Foothills Trunk Sewer Replacement Public Hearing**

   **Request:** Location and Extent review to replace an existing interceptor, trunk sewer, and collector sewer that conveys wastewater to the City of Boulder Water Resource Recovery Facility. Approximately 1,510 LF are in the unincorporated Boulder County and the remainder of the proposed pipeline is within the City of Boulder.

   **Location:** Commencing at parcel 146334300026; replacement of the existing interceptor and trunk sewer along Baseline Rd and the existing collector sewer along Foothills Parkway, located in Sections 33-34, Township 1 North, Range 70 West and Sections 3-4, Township 1 South, Range 70 West of the 6th Principal Meridian, City of Boulder, County of Boulder, State of Colorado.

   **Zoning:** Suburban Residential and Rural Residential

   **Applicants/Property Owners:** City of Boulder Utilities, c/o Chris Olson
2. **Docket V-21-0001: Hartsell Vacation**

   **Public Hearing**
   
   **Request:** Request to vacate the alleyway at 1104 Eldorado Ave between the south 70 feet of lots 1 through 6 and the entirety of lots 42-48 of Block 51 in the townsite of Eldora, Colorado, as well as a triangular portion of Old 11th Avenue east of the subject property as recorded with Boulder County under reception #90916881.
   
   **Location:** 1104 Eldorado Avenue, approximately 2 and 1/4 miles west of the intersection of Lake Eldora Ski Road and Eldora Avenue, Section 21, Township 1S, Range 73W.
   
   **Zoning:** Forestry (F) Zoning District
   
   **Applicant:** Stephanie J. Hartsell
   
   **Owner:** Stephanie J. and Paul S. Hartsell
   
   **Website:** [https://boco.org/V-21-0001](https://boco.org/V-21-0001)
   
   **Action Requested:** Recommendation to BOCC
   
   Public testimony will be taken
   
   **Staff Planner(s):** Nathaniel Shull

3. **Docket DC-20-0001: Text Amendments to Marijuana Regulations**

   **Public Hearing**
   
   Text Amendments to Article 4 (Zoning) and any companion changes to the Land Use Code related to marijuana to clarify existing code language and align the Code with State statutes.
   
   **Website:** [https://boco.org/dc-20-0001/](https://boco.org/dc-20-0001/)
   
   **Action Requested:** Recommendation to BOCC
   
   Public testimony will be taken
   
   **Staff Planner(s):** Molly Marcucilli

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

DATE: June 16, 2021
TIME: 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 (approximately June 9, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 942 4525

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 LE-21-0001: City of Boulder Baseline and Foothills Trunk Sewer Replacement**
Location and Extent review to replace an existing interceptor, trunk sewer, and collector sewer that conveys wastewater to the City of Boulder Water Resource Recovery Facility. Approximately 1,510 LF are in the unincorporated Boulder County and the remainder of the proposed pipeline is within the City of Boulder. The application is submitted by City of Boulder Utilities, c/o Chris Olson (applicants/property owners). The proposal is in the Suburban Residential (SR) and Rural Residential (RR) Zoning District Commencing at parcel 146334300026; replacement of the existing interceptor and trunk sewer along Baseline Rd and the existing collector sewer along Foothills Parkway, located in Sections 33-34, Township 1 North, Range 70 West and Sections 3-4, Township 1 South, Range 70 West of the 6th Principal Meridian, City of Boulder, County of Boulder, State of Colorado.
Website: https://boco.org/LE-21-0001

**Docket V-21-0001: Hartsell Vacation**
Request to vacate the alleyway at 1104 Eldorado Ave between the south 70 feet of lots 1 through 6 and the entirety of lots 42-48 of Block 51 in the townsite of Eldora, Colorado, as well as a triangular portion of Old 11th Avenue east of the subject property as recorded with Boulder County under reception #90916881. The application is submitted by Stephanie J. Hartsell (applicant) and Stephanie J. and Paul S. Hartsell (owners). The proposal is in the Forestry (F) Zoning District at 1104 Eldorado Avenue, approximately 2 and 1/4 miles west of the intersection of Lake Eldora Ski Road and Eldora Avenue, Section 21, Township 1S, Range 73W.
Website: https://boco.org/V-21-0001
**Docket DC-20-0001: Text Amendments to Marijuana Regulations**

Text Amendments to Article 4 (Zoning) and any companion changes to the Land Use Code related to marijuana to clarify existing code language and align the Code with State statutes.

Website: [https://boco.org/dc-20-0001/](https://boco.org/dc-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](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.

*Published: June 2, 2021 – Daily Times-Call*

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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.

All persons interested in the following items are encouraged to participate in such hearing and aid the Planning Commission members in their consideration.

1. 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.

2. The notice that is attached hereto is a true copy, published in the Longmont Times Call in Boulder County on the following date(s):

Jun 2, 2021
MEETING OF THE PLANNING COMMISSION  
BOULDER COUNTY, WEDNESDAY, JUNE 16, 2021  
{Approved July 21, 2021}

The Planning Commission of Boulder County held a virtual meeting via Zoom on Wednesday, June 16, 2021.

Call to Order
The meeting was called to order at 1:30 p.m. by Chair Ann Goldfarb.

Roll Call
Members Present:  
Chair Ann Goldfarb  
Gavin McMillan  
Lieschen Gargano  
Second Vice Chair Mark Bloomfield  
Sam Fitch  
Vice Chair Sam Libby  
Melanie Nieske  
David Hsu

Members Excused:  
Todd Quigley

Approval of Minutes/Miscellaneous Business
Approval of meeting minutes from April 21, 2021.

MOTION: Gavin McMillan MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from April 21, 2021.  
SECOND: Melanie Nieske  
VOTE: Motion PASSED {7:0} Abstained: Mark Bloomfield

Nomination of Officers
Nomination of Officers

MOTION: Ann Goldfarb nominated Sam Libby for Chair of the Planning Commission, Mark Bloomfield seconded.  
VOTE: Motion PASSED {8:0}

MOTION: Lieschen Gargano nominated Mark Bloomfield for Vice Chair of the Planning Commission, Sam Libby seconded.  
VOTE: Motion PASSED {8:0}

MOTION: Lieschen Gargano nominated Melanie Nieske for Second Vice Chair of the Planning Commission, Mark Bloomfield seconded.  
VOTE: Motion PASSED {8:0}

Staff Updates
None.

Items
1. Docket LE-21-0001: City of Boulder Baseline and Foothills Trunk Sewer Replacement

Matt Jones County Commissioner  
Claire Levy County Commissioner  
Marta Loachamin County Commissioner
Public Hearing
Hannah Hippely, Long Range Planning Manager, presented the application for Chris Olson with the City of Boulder, a Location and Extent review to replace an existing interceptor, trunk sewer, and collector sewer that conveys wastewater to the City of Boulder Water Resource Recovery Facility. Approximately 1,510 LF are in the unincorporated Boulder County and the remainder of the proposed pipeline is within the City of Boulder. The proposal location is in the Suburban Residential and Rural Residential zoning districts, and includes replacement of the existing facility within Baseline Rd located in Sections 33-34, Township 1 North, Range 70 West and Sections 3-4, Township 1 South, Range 70 West of the 6th Principal Meridian, City of Boulder, County of Boulder, State of Colorado.

PUBLIC HEARING OPENED
SPEAKERS: Chris Olson, City of Boulder Utilities - 1739 Broadway (applicant).

PUBLIC HEARING CLOSED

MOTION: Ann Goldfarb MOVED that Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY APPROVE Docket LE-21-0001: City of Boulder Baseline and Foothills Trunk Sewer Replacement subject to the conditions as set out in the staff recommendations.
SECOND: Mark Bloomfield
CONDITIONS OF APPROVAL:
1. The applicant shall comply with County requirements and recommendations as detailed in the referral from Building Safety & Inspection Services dated April 21, 2021.
2. The applicant shall comply with County requirements and recommendations as detailed in the referral from Access & Engineering Development Review dated May 6, 2021.
3. The applicant shall comply with County requirements and recommendations as detailed in the referral from Floodplain Management dated April 26, 2021.
4. Areas disturbed by construction must be reseeded and revegetated.
5. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket LE-21-0001: City of Boulder Baseline and Foothills Trunk Sewer Replacement
VOTE: Motion PASSED {7:0}

2. Docket V-21-0001: Hartsell Vacation
Public Hearing
Nathaniel Shull, Planner II, presented the application for Stephanie Hartsell, Request to vacate the alleyway at 1104 Eldorado Ave between the south 70 feet of lots 1 through 6 and the entirety of lots 42-48 of Block 51 in the townsite of Eldora, Colorado, as well as a triangular portion of Old 11th Avenue east of the subject property as recorded with Boulder County under reception #90916881. The proposed vacation is in the Forestry zoning district, 1104 Eldorado Avenue, approximately 2 and 1/4 miles west of the intersection of Lake Eldora Ski Road and Eldora Avenue, Section 21, Township 1S, Range 73W.

PUBLIC HEARING OPENED

PUBLIC HEARING CLOSED
MOTION: Lieschen Gargano MOVED that Planning Commission TABLE Docket V-21-0001: Hartsell Vacation until we can get additional information on the legal issues, help with the maps, and time for applicant to review all the updates and changes, and potentially an agreement or work with both property owners as parties to it if possible.
SECOND: Sam Fitch
VOTE: Motion PASSED {8:0}
**At approximately 3:49 p.m., Commissioner Gargano exited the virtual meeting.**

3. Docket DC-20-0001: Text Amendments to Marijuana Regulations
Public Hearing
Molly Marcucilli, Long Range Planner, presented Text Amendments to Article 4 (Zoning) and any companion changes to the Land Use Code related to marijuana to clarify existing code language and align the Code with State statutes.

PUBLIC HEARING OPENED
SPEAKER: Dylan Donaldson - 5854 Rawhide Ct.

PUBLIC HEARING CLOSED
MOTION: Sam Libby MOVED that Planning Commission recommend that the Board of County Commissioners APPROVE Docket DC-20-0001: Text Amendments to Marijuana Regulations with the inclusion of suggested changes and edits made during the discussion of today's meeting.

SECOND: Mark Bloomfield
VOTE: Motion PASSED {7:0}

Adjournment
The meeting was closed at 4:31 p.m.