MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO

WEDNESDAY, OCTOBER 20, 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 October 13, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 851 9404.

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 July 21, 2021 and August 18, 2021.

Staff Updates

Items

1. Update on the East Boulder Subcommunity Plan “60% Draft” and community engagement
   Action Requested: None, Information item only
   No public testimony will be taken
   Staff Planner(s): Hannah Hippely, Jean Gatza (City of Boulder)

2. Docket SU-21-0005: Gold Lake Modification
   Public Hearing
   Request: Request to modify SU-18-0020 to allow for alternate distribution of approved square footage, location and design of structures, alignment of County Road 102, and site access, parking, and traffic circulation.
   Location: 3371 Gold Lake Road, on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.
   Zoning: Forestry (F) Zoning District
   Applicant/Property Owner: Gold Lake Ventures LLC, c/o David Brand

Matt Jones County Commissioner  Claire Levy County Commissioner  Marta Loachamin County Commissioner
Agent: Sopher Sparn Architects, c/o Stephen Sparn
Website: https://boco.org/SU-21-0005

Action Requested: Recommendation to BOCC
Public testimony will be taken
Staff Planner(s): Summer Frederick

3. **Docket SU-21-0006: Robinson Vacation Rental**
   
   **Public Hearing**
   
   **Request:** Special Use Review to permit a vacation rental to be rented up to 120 nights per year with minimum 2-day and maximum 10-day rental periods.

   **Location:** 43 Riverside Drive, approximately 150 feet west of its eastern intersection with State Highway 7, in Section 34, Township 3N, Range 72W.

   **Zoning:** Forestry (F) Zoning District

   **Applicants/Property Owners:** Bruce K. & Isabel T. Robinson

   **Website:** https://boco.org/SU-21-0006

   Action Requested: Recommendation to BOCC
   Public testimony will be taken
   Staff Planner(s): Sam Walker

4. **Docket SU-21-0007: Kishen Vacation Rental**
   
   **Public Hearing**
   
   **Request:** Special Review and Site Specific Development Plan request for a Vacation Rental of 365 days per year for up to 2 guests on an approximately 1.6-acre parcel.

   **Location:** 18 Juniper Heights Road, located adjacent to the intersection of Juniper Heights Road and Gross Dam Road in Section 33, Township 1S, Range 71W.

   **Zoning:** Forestry (F) Zoning District

   **Applicants/Property Owners:** Arpita Kishen and Karl Manteuffel

   **Website:** https://boco.org/SU-21-0007

   Action Requested: Recommendation to BOCC
   Public testimony will be taken
   Staff Planner(s): Kathy Sandoval

Adjournment
PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: October 20, 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 October 13, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 851 9404.

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.

Update on the East Boulder Subcommunity Plan “60% Draft” and community engagement

Docket SU-21-0005: Gold Lake Modification
Request to modify SU-18-0020 to allow for alternate distribution of approved square footage, location and design of structures, alignment of County Road 102, and site access, parking, and traffic circulation. The application is submitted by Gold Lake Ventures LLC, c/o David Brand (applicant/owner). The proposal is in the Forestry (F) zoning district at 3371 Gold Lake Road, on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.
Website: https://boco.org/SU-21-0005

Docket SU-21-0006: Robinson Vacation Rental
Special Use Review to permit a vacation rental to be rented up to 120 nights per year with minimum 2-day and maximum 10-day rental periods. The application is submitted by Bruce K. & Isabel T. Robinson (applicants/owners). The proposal is in the Forestry (F) zoning district at 43 Riverside Drive, approximately 150 feet west of its eastern intersection with State Highway 7, in Section 34, Township 3N, Range 72W.
Website: https://boco.org/SU-21-0006

Docket SU-21-0007: Kishen Vacation Rental
Special Review and Site Specific Development Plan request for a Vacation Rental of 365 days per year for up to 2 guests on an approximately 1.6-acre parcel. The application is submitted by Arpita Kishen and Karl Manteuffel (applicants/owners). The proposal is in the Forestry (F) Zoning District
at 18 Juniper Heights Road, located adjacent to the intersection of Juniper Heights Road and Gross Dam Road in Section 33, Township 1S, Range 71W.
Website: https://boco.org/SU-21-0007

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.

Published: October 6, 2021--Daily Times-Call
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):

Oct 6, 2021

Signature

Subscribed and sworn to me before me this 6th day of October, 2021

Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1050753
Ad Number: 1837518
Fee: $72.50
MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, WEDNESDAY, OCTOBER 20, 2021
{Approved on November 17, 2021}

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

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

Roll Call
Members Present: Ann Goldfarb
Gavin McMillan
Vice Chair Mark Bloomfield
Sam Fitch
Chair Sam Libby
David Hsu

Members Excused: Lieschen Gargano
Melanie Nieske Second Vice Chair
Todd Quigley

Approval of Minutes/Miscellaneous Business
Approval of meeting minutes for July 21, 2021 and August 18, 2021.

MOTION: Ann Goldfarb MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from July 21, 2021 and August 18, 2021.
SECOND: Mark Bloomfield
VOTE: Motion PASSED {6:0}

Staff Updates
None.

Items

1. Update on the East Boulder Subcommunity Plan “60% Draft” and community engagement
   Jean Gatza, Engagement Specialist and Senior Planner with the City of Boulder, presented an Update on the East Boulder Subcommunity Plan “60% Draft” and community engagement.

2. Docket SU-21-0005: Gold Lake Modification
   Public Hearing
   Summer Frederick, Planning Division Manager, presented the application for Gold Lake Ventures LLC c/o David Brand (applicant/owner). The request is to modify SU-18-0020 to allow for alternate distribution of approved square footage, location and design of structures, alignment of County Road 102, and site access, parking, and traffic circulation. The proposal is in the Forestry zoning district at 3371 Gold Lake Road, on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.
PUBLIC HEARING OPENED

SPEAKERS: Stephen Sparn and Kiley Baham (Agents) - 1731 15th Street, Suite 250; David Brand, Gold Lake Ventures LLC (Applicant/owner).

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-21-0005: Gold Lake Modification with the 11 conditions included in the staff report along with the many conditions past that in the staff report from the previous application, with an adjustment to conditions 2, 3, and 4 to remove the restrictions on structures NC-5, NC-6, and NC-12 included in those conditions, and on condition 4 to change the reference to the most current submission of the site plan.

SECOND: Mark Bloomfield

CONDITIONS:

1. The applicant shall provide a Development Agreement, for review and approval by County Staff, prior to the issuance of any permits by the Boulder County Community Planning & Permitting Department and prior to the recordation of said agreement.

2. Except for structures labeled NC-5, NC-6, and NC-12, locations of internal roadway and path network and structures are approved as shown on site plan dated September 28, 2021.

3. Except for structures labeled NC-5, NC-6, and NC-12, square footage of structures are approved as shown in Exhibit 9-E, dated September 28, 2021.

4. Location and size of structures NC-5, NC-6, and NC-12 are approved as shown in most current submission of site plan and Exhibit 9-E in the Development Agreement recorded at Reception #03849325.

5. All site development associated with the Peaceful Circle area must be located at least 25 feet from the high water shoreline.

6. Prior to permit application submittal, a detailed parking plan must be submitted to the Community Planning & Permitting Department for review and approval that shows delineated parking spaces, compliant with ADA parking requirements and the Standards, including without limitation: • Section 5.6.2 - Parking Lot Design Standards • Section 5.6.4 - Accessible Parking

7. ADA parking spaces must be labeled and must reflect the appropriate number of van spaces required for the total number of vehicular parking spaces for each lot. ADA spaces must be sited to provide convenient access to guest amenities and services. A minimum of one ADA parking space is required for the public parking area; it must be van accessible and located as close to the new (western) access gate as possible.

8. Electric Vehicle Service Equipment (EVSE) must be provided to comply with Land Use Code Section 4-516.W.5.c. The location of EVSE spaces must be shown on the plan.

9. A Design Exception (DE) is required for any part of the design of the realigned CR 102 and/or the internal access road that does not comply with the Boulder County Multimodal Transportation Standards. The DE request form must be signed by a qualified Colorado licensed Professional Engineer and approved by the County Engineer prior to submittal of the building permit application for the road improvements. A letter of support from the Fire Protection District should also be submitted with the DE request.

10. All applicable local, state, and federal permits must be obtained and maintained.

11. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-21-0005: Gold Lake Modification.

VOTE: Motion PASSED (6:0)

3. Docket SU-21-0006: Robinson Vacation Rental Public Hearing
Sam Walker, Planner I, presented the application for Bruce and Liz Robinson (applicants/owners), a Special Use Review to permit a vacation rental to be rented up to 120 nights per year with minimum 2-day and maximum 10-day rental periods. The proposal is in the Forestry zoning district at 43 Riverside Drive, approximately 150 feet west of its eastern intersection with State Highway 7, in Section 34, Township 3N, Range 72W.

PUBLIC HEARING OPENED
SPEAKERS: Bruce and Liz Robinson (applicants/owners) - 43 Riverside Drive.

PUBLIC HEARING CLOSED
MOTION: Gavin McMillan MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket SU-21-0006: Robinson Vacation Rental with the 8 conditions of approval in the staff report.

SECOND: David Hsu
CONDITIONS:
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 to be rented for up to 120 nights per year.
5. The Vacation Rental is must be rented for a minimum of 2 nights and per rental period.
6. The Vacation Rental is limited to a maximum occupancy of two individuals, including children.
7. Parking is limited to two vehicle spaces total, with one reserved for guests and one reserved for the Local Manager. All guests must park on-site.
8. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-21-0006 Robinson Vacation Rental.

VOTE: Motion PASSED (6:0)

4. Docket SU-21-0007: Kishen Vacation Rental
Public Hearing
Kathy Sandoval, Planner II, presented the application for Arpita Kishen (applicant/owner). The request is a Special Review and Site Specific Development Plan request for a Vacation Rental of 365 days per year, for up to two guest on an approximately 1.6-acre parcel. The proposal is in the Forestry zoning district at 18 Juniper Heights Road, located adjacent to the intersection of Juniper Heights Road and Gross Dam Road in Section 33, Township 1S, Range 71W.

PUBLIC HEARING OPENED
SPEAKERS: Arpita Kishen (applicant/owner) - 3333 Eldorado Springs Drive

PUBLIC HEARING CLOSED
MOTION: Mark Bloomfield MOVED that Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY APPROVE Docket SU-21-0007: Kishen Vacation Rental with the 7 conditions that are in the staff packet.
SECOND: Sam Libby
CONDITIONS:
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 weddings, receptions, or similar private or public events.

4. The Vacation Rental is approved for approximately 365 days per year.

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

6. All guests must park on-site, and guests shall not use any portion of the parking area that is accessed off Juniper Heights Road unless the applicant provides an easement to Community Planning and Permitting allowing rental guest access from Juniper Heights Road. Otherwise parking is located and limited to the garage driveway accessed off Gross Dam Road. Parking is not allowed along Gross Dam Road or Juniper Heights Road.

   a. At license application, if the applicants intend to allow guests to use the parking area that is accessed off Juniper Heights Road, the applicants must submit a recorded easement to Community Planning and Permitting allowing rental guests to access the subject property from Juniper Heights Road.

7. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-21-0007 Kishen Vacation Rental.

   **VOTE: Motion PASSED (6:0)**

**Adjournment**
The meeting was closed at 4:06 p.m.