MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO

WEDNESDAY, DECEMBER 15, 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 December 8, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 495 2747.

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 November 17, 2021.

Staff Updates

Items

1. **Docket SU-21-0012: LCCx-CO Vacation Rental**
   Public Hearing

   - **Request:** Special Use Review to permit a Vacation Rental, to be rented more than 60 nights annually to a maximum of 6 guests.
   - **Location:** 2120 Gross Dam Road, approximately 2 miles east of the intersection of Gross Dam Road and State Highway 72, in Section 28, Township 1S, Range 71W.
   - **Zoning:** Forestry (F) Zoning District
   - **Applicant:** Mike W. Lackey
   - **Property Owner:** LCCx-CO LLC
   - **Agent:** Linda Martin, Property Manager
   - **Website:** [https://boco.org/SU-21-0012](https://boco.org/SU-21-0012)

   **Action Requested:** Recommendation to BOCC

   Public testimony will be taken

   **Staff Planner(s):** Sam Walker

Adjournment

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

DATE: December 15, 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 December 8, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 495 2747.

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-21-0012: LCCx-CO Vacation Rental
Special Use Review to permit a Vacation Rental, to be rented more than 60 nights annually to a maximum of 6 guests. The application is submitted by Mike W. Lackey (applicant) and LCCx-CO LLC (property owner). The proposal is in the Forestry zoning district at 2120 Gross Dam Road, approximately 2 miles east of the intersection of Gross Dam Road and State Highway 72, in Section 28, Township 1S, Range 71W.
Website: https://boco.org/SU-21-0012

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: December 1, 2021--Daily Times-Call

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Prairie Mountain Media, LLC

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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):

Dec 1, 2021

Signature

Melissa Najera

Subscribed and sworn to me before me this 1st day of December, 2021

Notary Public

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

Account: 1050753
Ad Number: 1851585
Fee: $49.30
MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, WEDNESDAY, DECEMBER 15, 2021
{Approved on January 19, 2022}

The Planning Commission of Boulder County held a virtual meeting via Zoom on Wednesday, December 15, 2021.

Call to Order
The meeting was called to order at 3:00 p.m. by Vice Chair Mark Bloomfield.

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

Members Excused: Sam Libby Chair

Approval of Minutes/Miscellaneous Business
Approval of meeting minutes for November 17, 2021.

MOTION: Ann Goldfarb MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from November 17, 2021.
SECOND: Lieschen Gargano
VOTE: Motion PASSED {8:0}

Staff Updates

Kim Sanchez, Deputy Director, introduced Alisa Childress, new Long Range planner in CP&P. Alisa presented to Planning Commission a chart and summary of how the Board of County Commissioners voted on all dockets that went before Planning Commission and the Board of County Commissioners in 2020 and 2021.

Items

1. **Docket SU-21-0012: LCCx-CO Vacation Rental**
   **Public Hearing**
   Samuel Walker, Planner I, presented the application for Mike W. Lackey (applicant), LCCx-CO LLC (property owner), and Linda Martin (Agent), Special Use Review to permit a Vacation Rental, to be rented more than 60 nights annually to a maximum of 6 guests. The proposal is in the Forestry zoning district, at 2120 Gross Dam Road, approximately 2 miles east of the intersection of Gross Dam Road and State Highway 72, in Section 28, Township 1S, Range 71W.

   **PUBLIC HEARING OPENED**

   **SPEAKERS:** Edward Yagi - Big Owl Road; Ilona Dotterer - 2075 Regis Drive; Roxanne
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-21-0012: LCCx-CO Vacation Rental with the 9 conditions of approval in the staff report.

SECOND: Lieschen Gargano

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. Prior to issuance of a Vacation Rental License, the applicant must obtain building permits for any unpermitted improvements to the residence including, but not limited to, the covered deck and bunkroom.

3. The Vacation Rental contains only three sleeping rooms as identified on the submitted floor plans. Use of the bunkroom/sunroom as a sleeping room is not approved.

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

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

6. The Vacation Rental is approved to be rented for more than 60 nights per year.

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

8. All guests must park on-site. No parking is allowed along Gross Dam Road.

9. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-21-0012 LCCx-CO Vacation Rental.

VOTE: Motion PASSED {8:0}

Adjournment
The meeting was closed at 4:00 p.m.