MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO
AGENDA

Wednesday, January 19, 2022, 1:30 p.m.
Virtual PC Meeting

Due to COVID-19, Planning Commission hearings are currently being held virtually. Information regarding how to participate will be available on the Planning Commission webpage approximately one week prior to the hearing at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 833 1672

This agenda is subject to change. Please call ahead (303-441-3930) or check the Planning Commission webpage to confirm an item of interest. 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.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS
   3.1. Approval of meeting minutes from December 15, 2021
4. STAFF UPDATES
5. ITEMS
   5.1. Docket SU-21-0014: di Santo Vacation Rental
        Public testimony will be taken
        Docket SU-21-0014: di Santo Vacation Rental
        Request: Special Use Review to permit a Vacation Rental, to be rented up to 365 nights per year, with a two-night minimum stay for maximum 6 guests.
        Location: 1975 Caribou Road, approximately 2 miles west of the intersection of Caribou Road and State Highway 72, in Section 10, Township 1S, Range 73W.
        Zoning: Forestry (F) Zoning District
        Applicant/Owner: Roxanne di Santo
        Website: www.boco.org/SU-21-0014
        Action Requested: Recommendation to BOCC
        Staff Planner: Samuel Walker
   5.2. Docket SU-21-0015: Dean Vacation Rental
        Public testimony will be taken
        Docket SU-21-0015: Dean Vacation Rental
        Request: Special Review request for a Vacation Rental of 365 days per year for up to 6 guests for a minimum of two nights on approximately 0.99-acre parcel.
        Location: 725 Bryan Avenue, located approximately 370 feet southwest of the intersection of El Dorado
Avenue and 7th Street on lots 5-13 & 28-36 on Block 26 in the Eldora Townsite, in Section 21, Township 1S, Range 73W.
Zoning: Forestry (F) Zoning District
Applicant: Lyle Dean
Owners: Lyle Dean, Bernadette di Santo, Roxanne di Santo
Website: www.boco.org/SU-21-0015
Action Requested: Recommendation to BOCC
Staff Planner: Ian Brighton

5.3. **Docket SU-21-0016: Mecsey-Succo Vacation Rental**

*Public testimony will be taken*

Request: Special Use Review for a Vacation Rental for up to 8 guests and 365 nights annually on an approximately 3.8-acre parcel.

Location: 781 Cold Spring Road, approximately 0.8 miles northeast of the intersection of Cold Spring Road and SH 72, Section 5, Township 1S, Range 72W.

Zoning: Forestry (F)

Applicants/Property Owners: Bryan Adam Mecsey & Marie Succo

Website: www.boco.org/SU-21-0016

Action Requested: Recommendation to BOCC

Staff Planner: Dana Sparks

6. **ADJOURNMENT**
Due to COVID-19, Planning Commission hearings are currently being held virtually. Information regarding how to participate will be available on the Planning Commission webpage approximately one week prior to the hearing at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 833 1672

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       Action Requested: Recommendation to BOCC
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Zoning: Forestry (F) Zoning District
Applicant: Lyle Dean
Owners: Lyle Dean, Bernadette di Santo, Roxanne di Santo
Website: www.boco.org/SU-21-0015
Action Requested: Recommendation to BOCC
Staff Planner: Ian Brighton

*5.3. Docket SU-21-0016: Mecsey-Succo Vacation Rental [ITEM TABLED INDEFINITELY]
Public testimony will be taken
Request: Special Use Review for a Vacation Rental for up to 8 guests and 365 nights annually on an approximately 3.8-acre parcel.
Location: 781 Cold Spring Road, approximately 0.8 miles northeast of the intersection of Cold Spring Road and SH 72, Section 5, Township 1S, Range 72W.
Zoning: Forestry (F)
Applicants/Property Owners: Bryan Adam Mecsey & Marie Succo
Website: www.boco.org/SU-21-0016
Action Requested: Recommendation to BOCC
Staff Planner: Dana Sparks

6. ADJOURNMENT
MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO
REVISED AGENDA

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1. CALL TO ORDER
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3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS
   3.1. Approval of meeting minutes from December 15, 2021
4. STAFF UPDATES
5. ITEMS
   5.1. **Docket SU-21-0014: di Santo Vacation Rental**
       
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       Zoning: Forestry (F) Zoning District
       Applicant/Owner: Roxanne di Santo
       Website: www.boco.org/SU-21-0014
       Action Requested: Recommendation to BOCC
       Staff Planner: Samuel Walker

   *5.2. **Docket SU-21-0015: Dean Vacation Rental [ITEM TABLED INDEFINITELY]**
       
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Zoning: Forestry (F) Zoning District
Applicant: Lyle Dean
Owners: Lyle Dean, Bernadette di Santo, Roxanne di Santo
Website: www.boco.org/SU-21-0015
Action Requested: Recommendation to BOCC
Staff Planner: Ian Brighton

*5.3. Docket SU-21-0016: Mecsey-Succo Vacation Rental [ITEM TABLED INDEFINITELY]

Public testimony will be taken

Request: Special Use Review for a Vacation Rental for up to 8 guests and 365 nights annually on an approximately 3.8-acre parcel.

Location: 781 Cold Spring Road, approximately 0.8 miles northeast of the intersection of Cold Spring Road and SH 72, Section 5, Township 1S, Range 72W.

Zoning: Forestry (F)
Applicants/Property Owners: Bryan Adam Mecsey & Marie Succo
Website: www.boco.org/SU-21-0016
Action Requested: Recommendation to BOCC
Staff Planner: Dana Sparks

6. ADJOURNMENT
PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: January 19, 2022
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 January 12, 2022) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 833 1672.

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.

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Docket SU-21-0014: di Santo Vacation Rental
Special Use Review to permit a Vacation Rental, to be rented up to 365 nights per year, with a two-night minimum stay for maximum 6 guests. The application is submitted by Roxanne di Santo (applicant/property owner). The proposal is in the Forestry zoning district at 1975 Caribou Road, approximately 2 miles west of the intersection of Caribou Road and State Highway 72, in Section 10, Township 1S, Range 73W.
Website: https://boco.org/SU-21-0014

Docket SU-21-0015: Dean Vacation Rental
Special Review request for a Vacation Rental of 365 days per year for up to 6 guests for a minimum of two nights on approximately 0.99-acre parcel. The application is submitted by Lyle Dean (applicant) and Lyle Dean, Bernadette di Santo, Roxanne di Santo (property owners). The proposal is in the Forestry zoning district at 725 Bryan Avenue, located approximately 370 feet southwest of the intersection of El Dorado Avenue and 7th Street on lots 5-13 & 28-36 on Block 26 in the Eldora Townsite, in Section 21, Township 1S, Range 73W.
Website: https://boco.org/SU-21-0015

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Special Use Review for a Vacation Rental for up to 8 guests and 365 nights annually on an approximately 3.8-acre parcel. The application is submitted by Bryan Adam Mecsey & Marie Succo (applicants/property owners). The proposal is in the Forestry (F) zoning district at 781 Cold Spring Road, approximately 0.8 miles northeast of the intersection of Cold Spring Road and SH 72, Section 5, Township 1S, Range 72W.
Website: https://boco.org/SU-21-0016
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.

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PUBLIC HEARING - AMENDED
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

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Website: https://boco.org/SU-21-0015

**Item has been tabled indefinitely.**

**Docket SU-21-0016: Mecsey-Succo Vacation Rental**
Special Use Review for a Vacation Rental for up to 8 guests and 365 nights annually on an approximately 3.8-acre parcel. The application is submitted by Bryan Adam Mecsey & Marie Succo (applicants/property owners). The proposal is in the Forestry (F) zoning district at 781 Cold Spring Road, approximately 0.8 miles northeast of the intersection of Cold Spring Road and SH 72, Section 5, Township 1S, Range 72W.
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Docket SU-21-0014: di Santo Vacation Rental
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Item has been tabled indefinitely.

Docket SU-21-0015: Dean Vacation Rental
Special Review request for a Vacation Rental of 365 days per year for up to 6 guests for a minimum of two nights on approximately 0.99 acre parcel. The application is submitted by Lyle Dean (applicant) and Lyle Dean, Bernadette di Santo, Roxanne di Santo (property owners). The proposal is in the Forestry zoning district at 725 Bryan Avenue, located approximately 370 feet southwest of the intersection of El Dorado Avenue and 7th Street on lots 5-13 & 28-36 on Block 26 in the Eldora Townsite, in Section 21, Township 1S, Range 73W.
Website: https://boco.org/SU-21-0015

Item has been tabled indefinitely.

Docket SU-21-0016: Mecsey-Succo Vacation Rental
Special Use Review for a Vacation Rental for up to 8 guests and 365 nights annually on an approximately 3.8 acre parcel. The application is submitted by Bryan Adam Mecsey & Marie Succo (applicants/property owners). The proposal is in the Forestry (F) zoning district at 781 Cold Spring
Road, approximately 0.8 miles northeast of the intersection of Cold Spring Road and SH 72, Section 5, Township 1S, Range 72W.
Website: [https://boco.org/SU-21-0016](https://boco.org/SU-21-0016)

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Published: January 15, 2022-- Daily Times-Call

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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):

   Jan 7, 2022

[Signature]

Subscribed and sworn to me before me this
7th day of January 2022

[Notary Public]

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031955
MY COMMISSION EXPIRES July 31, 2025

Account: 1650753
Ad Number: 1860706
Fee: $70.47
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 completely 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 send comments to the Boulder County Planning & Permitting Department (PO Box 571, Boulder, CO 80306) or email to publicisserv2@bouldercounty.org. Please reference the docket number of the subject item in your communication. Call 203-441-2020 or email planner@bouldercounty.org for more information.

**Docket SU-21-0015:** change to Boulder Vacation Rental
Special Use Review to expand a Vacation Rental to be rented to 6 guests. The application is submitted by the seulement owner of the property. The proposal is to change the property from single-family residential to a vacation rental. The application is to be reviewed by the Planning Commission. The Planning Commission will consider the application and make a decision on whether to approve the change. The application will be available for public review on the Boulder County Planning website.

**Docket SU-21-0016:** change to Boulder Vacation Rental
Special Use Review to expand a Vacation Rental to be rented to 6 guests. The application is submitted by the seulement owner of the property. The proposal is to change the property from single-family residential to a vacation rental. The application will be available for public review on the Boulder County Planning website.

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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): Jan 13, 2022

Subscribed and sworn to me before this 13th day of January, 2022

Signature

Notary Public

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

Account: 1050753
Ad Number: 1862081
Fee: $71.34
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.

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Docket SU-21-0814: di Santo Vacation Rental
Special Use Review to permit a Vacation Rental, to be rented up to 365 nights per year, with a two-night minimum stay for maximum 6 guests. The application is submitted by Roxanne di Santo (applicant/property owner). The proposal is in the Forestry zoning district at 875 Caribou Road, approximately 2 miles west of the intersection of Caribou Road and State Highway 72, in Section 19, Township 15, Range 73W. Website: https://boco.org/SU-21-0814

Item has been tabled indefinitely.

Docket SU-21-0816: Bean Vacation Rental
Special Use Review for a Vacation Rental for up to 8 guests and 505 nights annually on an approximately 0.63-acre parcel. The application is submitted by Lyke Bean (applicant/property owner) and Lyke Bean, Buhannet Latte di Santo, Rosanne di Santo (property owners). The proposal is in the Forestry zoning district at 273 Bean Avenue, located approximately 279 feet southwest of the intersection of El Dorado Avenue and 7th Street on lots 9-13 & 28-36 in block 26 in the Eldora Townsite, in Section 21, Township 16, Range 73W. Website: https://boco.org/SU-21-0816

Item has been tabled indefinitely.

Docket SU-21-0818: Mccreery-Sacco Vacation Rental
Special Use Review for a Vacation Rental for up to 8 guests and 505 nights annually on an approximately 3.0-acre parcel. The application is submitted by Bryan Adam Mccreery & Maria Sacco (applicants/property owners). The proposal is in the Forestry (F) zoning district at 781 Cold Spring Road, approximately 0.6 miles northeast of the intersection of Cold Spring Road and SH 72, in Section 9, Township 16, Range 73W. Website: https://boco.org/SU-21-0816

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/covp.

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Published: Longmont Times Call January 15, 2022-1862425

Prairie Mountain Media, LLC
PUBLISHER'S AFFIDAVIT
County of Boulder
State of Colorado

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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):

Jan 15, 2022

Signature

Subscribed and sworn to me before me this
7th day of January 2022

Shayla Najera
Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031985
MY COMMISSION EXPIRES July 31, 2025

Account: 1059753
Ad Number: 1862425
Fee: $72.50
MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

January 19, 2022, 1:30 p.m.
Virtual PC Meeting

Commissioners Present: Ann Goldfarb
Sam Fitch
Gavin McMillan
Mark Bloomfield
Lieschen Gargano
Melanie Nieske

Commissioners Excused: Sam Libby, Chair
Todd Quigley
Dave Hsu

_____________________________________________________________________

1. CALL TO ORDER
The meeting was called to order at approximately 1:32 p.m. by 2nd Vice Chair Melanie Nieske

2. ROLL CALL

3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

3.1 Approval of meeting minutes from December 15, 2021

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from December 15, 2021.
SECOND: Gavin McMillan
VOTE: Motion PASSED {6:0}

4. STAFF UPDATES
None.
5. ITEMS

5.1 Docket SU-21-0014: di Santo Vacation Rental

Sam Walker, Planner II, presented the application for Roxanne di Santo, Special Use Review to permit a Vacation Rental, to be rented up to 365 nights per year, with a two night minimum stay for maximum 6 guests. The proposal is in the Forestry zoning district at 1975 Caribou Road, approximately 2 miles west of the intersection of Caribou Road and State Highway 72, in Section 10, Township 1S, Range 73W.

PUBLIC HEARING OPENED

SPEAKERS: Roxanne di Santo - 1975 Caribou Road (Applicant); Matthew Phillips - 706 Copperdale Lane; Edward Yagi - 1515 Big Owl Road.

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-21-0014: di Santo Vacation Rental with the 10 conditions stated in the staff communication.

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. 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 to be rented for up to 365 nights per year.
5. The Vacation Rental must be rented for a minimum of 2 nights per rental period.
6. Prior to the issuance of a Vacation Rental License, the unpermitted sheds must be deconstructed or otherwise removed from the property.
7. The Vacation Rental is limited to a maximum occupancy of four individuals, including children.
8. The approved number of sleeping rooms is two, including the main level bedroom and the upstairs master bedroom. The living room is not to be used as a sleeping room.
9. All guests must park on-site. No parking is allowed along Caribou Road.
10. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-21-0014 di Santo Vacation Rental.

VOTE: Motion PASSED {6:0}

5.2 Docket SU-21-0015: Dean Vacation Rental [ITEM TABLED INDEFINITELY]

5.3 Docket SU-21-0016: Mecsey-Succo Vacation Rental [ITEM TABLED INDEFINITELY]

6. **ADJOURNMENT**

The meeting was adjourned at approximately 2:20 p.m.