



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY PLANNING COMMISSION AGENDA

June 15, 2016

Afternoon Session – 1:30 P.M.

**Commissioners Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl Street**

PUBLIC HEARING

AFTERNOON SESSION – 1:30 P.M.

1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

- a. Approval of the *May 18, 2016* Planning Commission Minutes.
- b. Approval of the *April 13, 2016* Planning Commission/POSAC Joint Study Session Minutes re: Update to BCCP Open Space Element

2. STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)

Informational Item - Public Testimony Will Not Be Taken

3. Docket V-16-0005: SHOCKLEY AND TYLER VACATION

Request: Request for the vacation of 15' by 76' portion of the existing alley.
Location: At 215 Eldorado Avenue, approximately 75 feet west of the intersection of Washington Trl. and Eldorado Ave., in Section 21, T1S, R73W.
Zoning: Forestry (F) Zoning District
Applicants: Cameron Tyler & Jessica Shockley
(Staff Planner: Michelle McNamara)

4. BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Major Five Year Update – Summary and Process

Staff will provide an update to Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) Major Five Year Update – Phase 3 activities and next steps. Staff will address the full range of topics presented to City decision makers at a recent City Council-Planning Board Study Session, and will seek feedback on topics of greatest relevance to the County. Topics for discussion will include activities of focus for Phase 3 of the update (i.e., policy integration and land use map changes) as well as broader areas of focus for the update (i.e., vision and core values; climate, energy and resilience; future jobs: housing balance; affordable and diverse housing; planning areas; and CU South land use designation analysis process). Staff presentation and discussion only; no public comment or decision will be taken.
(County Staff Planners: Pete Fogg / Nicole Wobus; City Staff Planner: Lesli Ellis)

5. DC-16-0001: Text Amendments to Article 13-Sign

Text Amendments to Article 13, regulating the number, type, location, physical dimensions, and design of signs in Boulder County. Public Testimony will be taken.

(Staff Planner: Kathy Sandoval)

6. DC-15-0004: Proposed LUC Text Amendments to floodplain regulations and related provisions

Proposed Land Use Code text amendments to amend the County's floodplain regulations, codified in Articles 4-400 et seq., and related provision of the Code in Article 3 (Processes), Article 4 (Zoning), and Article 18 (Definitions). Public Testimony will be taken.

(Transportation Staff: Varda Blum)

ADJOURNED

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at www.bouldercounty.org/lu or at our office located at 2045 13th Street, Boulder, Colorado 303-441- 3930. Staff recommendation packets will be posted to the project page approximately one week prior to the hearing.



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PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: June 15, 2016
TIME: 1:30 P.M. (Afternoon Session)
PLACE: Commissioners Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

AFTERNOON SESSION – 1:30 P.M.

Docket V-16-0005: SHOCKLEYAND TYLER Vacation

Request for the vacation of 15' by 76' portion of the existing alley, by Cameron Tyler & Jessica Shockley, in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 215 Eldorado Avenue, approximately 75 feet west of the intersection of Washington Trl. and Eldorado Ave, in Section 21, T1S, R73W. Public testimony will be taken.

Docket DC-16-0001: Text Amendments to Article 13-Sign

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DC-15-0004: Proposed LUC Text Amendments to floodplain regulations and related provisions

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ADJOURNED

PC Public Notice

June 15, 2016

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Detailed information regarding these items is available for public examination at the Boulder County Land Use website at <http://www.bouldercounty.org/landusedockets.aspx> or at our office located at 2045 13th Street, corner of 13th and Spruce Street in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

Published: June 1, 2016-- Daily Times-Call

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AFFIDAVIT OF PUBLICATION

TIMES-CALL

State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **June 1, 2016**.

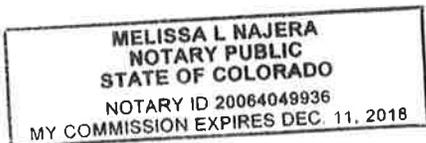
HERBY LOWE

Agent

Subscribed and sworn to before me this ^{1st} day of **June, 2016** in the County of Boulder, State of Colorado.

Melissa L. Najera
Notary Public

Account #220246
Ad #5672218
Fee \$36.84



PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: June 15, 2016
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Docket DC-16-0001: Test Amendments to Article 13-Sign

Text Amendments to Article 13, regulating the number, type, location physical dimensions, and design of signs in Boulder County. Public testimony will be taken.

BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Major Five Year Update - Summary and Process

Staff will provide an update to Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) Major Five Year Update - Phase 3 activities and next steps. Staff will address the full range of topics presented to City decision makers at a recent City Council-Planning Board Study Session, and will seek feedback on topics of greatest relevance to the County. Topics for discussion will include activities of focus for Phase 3 of the update (i.e., policy integration and land use map changes) as well as broader areas of focus for the update (i.e., vision and core values; climate, energy and resilience; future jobs; housing balance; affordable and diverse housing; planning areas; and CU South land use designation analysis process). Staff presentation and discussion only; no public comment or decision will be taken.

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ADJOURNED

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BOULDER COUNTY PLANNING COMMISSION

MINUTES
June 15, 2016

AFTERNOON SESSION – 1:30 PM

**Hearing Room, Third Floor,
County Courthouse, Boulder**

{Approved on August 17, 2016}

2

PUBLIC HEARING

4

AFTERNOON SESSION – 1:30 PM

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On Wednesday, June 15, 2016, the Boulder County Planning Commission held a regular afternoon session, convening at 1:31 p.m. and adjourning at 4:10 p.m.

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Commissioners Present: Michael Baker, Ben Blaugrund, Natalie Feinberg-Lopez, Daniel Hilton, Leah Martinsson, and Doug Young.

Commissioners Excused: Lieschen Gargano, Ann Goldfarb, Pat Shanks.

Staff Present: Varda Blum, Ryan Carroll, Pete Fogg, Steven Giang, Rick Hackett, David Hughes, Brian James, Julie McKay, Michelle McNamara, Kathy Parker, Kim Sanchez, Kathy Sandoval, Ron West, and Nicole Wobus.

Others: Lesli Ellis, City of Boulder

Public: 15-20 people

22

MINUTES

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MOTION: Leah Martinsson **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from May 18, 2016 as written.

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SECOND: Dan Hilton

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VOTE: Motion **PASSED** {5 to 0} Abstained: 1

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MOTION: Leah Martinsson **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from April 13, 2016 as written.

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SECOND: Doug Young

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VOTE: Motion PASSED {6 to 0}

STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS

Kim Sanchez, Chief Planner, gave a brief update on the County’s oil and gas moratorium (former moratorium rescinded, new 6-month moratorium passed). Noted that staff plans on scheduling special sessions for the proposed regulation changes to our adopted oil and gas regulations with the Planning Commission in September and October.

Docket V-16-0005: SHOCKLEY AND TYLER VACATION

Michelle McNamara, Planner II, presented the application for Jessica Shockley & Cameron Tyler, request for the vacation of 15' by 76' portion of the right-of-way. The proposed project is located in the Forestry (F) Zoning District, at 215 Eldorado Avenue, approximately 75 feet west of the intersection of Washington Trail and Eldorado Avenue, in Section 21, T1S, R73W. Staff recommended **CONDITIONAL APPROVAL** as outlined in the staff recommendation, dated June 15, 2016.

SPEAKERS: Applicant did not speak

PUBLIC HEARING OPENED

SPEAKERS: No one spoke from the public

PUBLIC HEARING CLOSED

MOTION: Commissioner Blaugrund MOVED that the Boulder County Planning Commission **CONDITIONALLY APPROVE and recommend to the Board of County Commissioners **CONDITIONAL APPROVAL** of Docket V-16-0005: SHOCKLEY AND TYLER VACATION, subject to conditions listed in the staff recommendation dated June 15, 2016.**

SECOND: Commissioner Gargano

CONDITIONS OF APPROVAL

1. The applicants shall meet all the post approval requirements within one year after the date of the Board of County Commissioners’ resolution approving this vacation. This resolution and associated documents shall also be recorded by Land Use Staff with the County Clerk and Recorder’s Office within this one-year time-frame. This vacation approval shall not be considered final or effective until this recordation. Finally, this vacation approval shall expire if recordation does not occur within the required one-year timeframe (unless an extension is granted).
2. Prior to the recordation of the Resolution and deeds effectuating this approval, the applicants shall provide to the Land Use Department either an established utility easement over the vacated roadway or receive a letter from Xcel stating a utility easement is not necessary.

84 3. The subject parcel shall not have building permits or future permitted development
withheld due to the encroachment of 201 Eldorado Avenue.

86 **VOTE: Motion PASSED 7 to 0, with 0 dissenting.**

88

**BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Major Five Year Update –
Summary and Process**

90 Nicole Wobus, Long Range Planning and Policy Manager, introduced Lesli Ellis, the City of
92 Boulder's Comprehensive Planning Manager, who presented a summary of the status and next steps
of the Boulder Valley Comprehensive Plan major five year update process. The presentation
94 addressed topics including: outcomes from past public engagement efforts and plans for future public
engagement, the schedule of upcoming activities of focus for Phase 3 of the update (i.e., policy
96 integration and land use map changes) as well as broader areas of focus for the update (i.e., vision and
core values; climate, energy and resilience; future jobs: housing balance; affordable and diverse
98 housing; planning areas; and CU South land use designation analysis process). Planning Commission
members asked questions and provided feedback on the following topics: current status of industrial
100 mixed use development; feedback received through public engagement efforts; Boulder's jobs-
housing balance including how it compares to other similar communities, and its relationship to
102 affordable housing; the role of resilience in the updated Plan; and support and encouragement for staff
adherence to the Plan's core values, data-driven analysis, inclusion of metrics in the updated Plan,
and taking an inventive approach to address planning challenges.

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SPEAKERS: None

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STUDY SESSION ONLY, NO PUBLIC HEARING

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DC-16-0001: Text Amendments to Article 13-Sign

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Kathy Sandoval, Planner II, presented the proposed text amendment to Article 13 of the Boulder
112 County Land Use Code Text to address content neutrality of signs in the sign code. Staff
recommended that the Boulder County Planning Commission APPROVE and recommend to the
114 Board of County Commissioners APPROVAL of Docket DC-16-0001 as outlined in the staff
recommendation, dated June 15, 2016.

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PUBLIC HEARING OPENED

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SPEAKERS: None

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PUBLIC HEARING CLOSED

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**MOTION: Ben Blaugrund MOVED that the Boulder County Planning Commission
124 CONDITIONALLY APPROVE and recommend to the Board of County
Commissioners CONDITIONAL APPROVAL of DC-16-0001: Text
126 Amendments to Article 13-Sign, as outlined in the staff recommendation
dated June 15, 2016.**

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130 **SECOND: Leah Martinsson**

132 **VOTE: Motion PASSED Unanimously {6 to 0}**

DC-15-0004: Proposed LUC Text Amendments to floodplain regulations and related provisions

134 Varda Blum, Floodplain Manager, presented the proposed text amendments to Article 4-400 and
136 related provisions of the Code in Article 3 (Processes) and Article 18 (Definitions) of the Boulder
138 County Land Use Code Text to create transparent processes for use of best available data, clarifying
140 existing regulations, making changes necessary to meet FEMA and CWCB minimum requirements,
142 and associated changes to allow County staff to better protect the health, safety, and welfare of the
144 residents and visitors and recommend the Commissioners either schedule a second hearing or, if
146 appropriate, the APPROVAL of Docket DC-15-0004 as outlined in the staff report dated June 15,
2016.

PUBLIC HEARING OPENED

SPEAKERS: Cathy McGovern - 11 Logan Mill Road; John Brown – 7950 N. 81st St.; Donna George
- 4661 Tallyho Court; Bret Gibson – Fourmile Fire Chief

PUBLIC HEARING CLOSED

**MOTION: Leah Martinsson MOVED that the Boulder County Planning Commission
TABLE Docket DC-15-0004 Proposed Boulder County Land Use Code Text
Amendments to Floodplain Regulations and related provisions until the August 2016
Planning Commission meeting for further discussion.**

SECOND: Ben Blaugrund

VOTE: Motion PASSED Unanimously (6:0)

ADJOURNED

Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2045 13th St., Boulder, Colorado 303-441- 3930.