



# 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](http://www.bouldercounty.org)

## BOULDER COUNTY PLANNING COMMISSION AGENDA

**October 19, 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**

Approval of the *August 30, 2016* Joint Planning Commission/Board of County Commissioners Hearing Minutes and *September 21, 2016* Planning Commission Minutes.

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

Informational Item - Public Testimony Will Not Be Taken

**3. Docket DC-16-0003 Storm Drainage Criteria Manual Update**

The Boulder County Transportation Department, with the help of an engineering consultant, has prepared an updated Storm Drainage Criteria Manual for adoption. The updated manual will repeal and replace the county's first manual, published in 1984. Changes in stormwater criteria, practices, and regulations over time necessitated a revision. The updated manual intends to address the great majority of design elements, site characteristics, and regulatory conditions that may be involved in drainage design projects across the county. It also intends to provide clear guidance and criteria that will expedite the review and approval process for various county applications. This will require text amendments to the Boulder County Land Use Code Text to include references to the updated manual and noting that it will be the authoritative reference for drainage. *Action requested: Recommendation to BOCC. Public testimony will be taken.*

(Staff: Dave Webster, Transportation Department)

Docket Webpage:

<http://www.bouldercounty.org/property/build/pages/lucodeupdatedc160003.aspx>

**4. Docket BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update**

Land Use and Parks and Open Space staff will present the recommended update to the Boulder County Comprehensive Plan Open Space Element. Planning Commission previously reviewed this matter at a June 2015 meeting, at a joint study session with the Parks and Open Space Advisory Committee in April 2016, and as part of a staff update at the August 2016 Planning Commission meeting. *Action requested: Decision. Public testimony will be taken.*

(Staff: Nicole Wobus, Land Use Department; Tina Nielsen, Parks and Open Space Department)

Docket Webpage: <http://www.bouldercounty.org/property/build/pages/bccp150001.aspx>

**5. Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Policy Update**

Staff will review the policy update process underway as part of the Boulder Valley Comprehensive Plan Five Year Major Update, and will highlight key items proposed for revision. Planning Commission members will have an opportunity to ask questions of staff, discuss topics of interest, and provide recommendations for changes to the current proposed policy updates. *Discussion item only. No public testimony will be taken.*

(Staff: Nicole Wobus and Amy Oeth, Land Use Department)

Docket Webpage: <http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>

**6. Docket DC-15-0003: Proposed Boulder County Land Use Code Amendments to Article 4 and Article 18 regarding firing ranges**

Staff will present proposed text amendments to Articles 4 and 18 of the Boulder County Land Use Code. The proposed changes include provisions to improve health and safety protections related to use of land for firing ranges. *Action requested: Recommendation to BOCC. Public testimony will be taken.*

(Staff: Dale Case and Amy Oeth, Land Use Department)

Docket Webpage:

<http://www.bouldercounty.org/property/build/pages/lucodeupdatedc150003.aspx>

**ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercounty.org/lu](http://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.



# 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](http://www.bouldercounty.org)

## BOULDER COUNTY PLANNING COMMISSION AGENDA **REVISED AGENDA**

**October 19, 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**

Approval of the *August 30, 2016* Joint Planning Commission/Board of County Commissioners Hearing Minutes and *September 21, 2016* Planning Commission Minutes.

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

Informational Item - Public Testimony Will Not Be Taken

**3. Discussion of Request for Reconsideration of Planning Commission Decision Received from Members of the Public**

Request from members of the public that Planning Commission reconsider its September 21, 2016 decision to change the land use map designation for the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kahlua Road. Staff will provide information about the request. *No public testimony will be taken.*

(Staff: Dale Case, Land Use Department)

**4. Docket DC-16-0003 Storm Drainage Criteria Manual Update**

The Boulder County Transportation Department, with the help of an engineering consultant, has prepared an updated Storm Drainage Criteria Manual for adoption. The updated manual will repeal and replace the county's first manual, published in 1984. Changes in stormwater criteria, practices, and regulations over time necessitated a revision. The updated manual intends to address the great majority of design elements, site characteristics, and regulatory conditions that may be involved in drainage design projects across the county. It also intends to provide clear guidance and criteria that will expedite the review and approval process for various county applications. This will require text amendments to the Boulder County Land Use Code Text to include references to the updated manual and noting that it will be the authoritative reference for drainage. *Action requested: Recommendation to BOCC. Public testimony will be taken.*

(Staff: Dave Webster, Transportation Department)

Docket Webpage:

<http://www.bouldercounty.org/property/build/pages/lucodeupdatedc160003.aspx>

**5. Docket BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update**

Land Use and Parks and Open Space staff will present the recommended update to the Boulder County Comprehensive Plan Open Space Element. Planning Commission previously reviewed this matter at a June 2015 meeting, at a joint study session with the Parks and Open Space Advisory Committee in April 2016, and as part of a staff update at the August 2016 Planning Commission meeting. *Action requested: Decision. Public testimony will be taken.*

(Staff: Nicole Wobus, Land Use Department; Tina Nielsen, Parks and Open Space Department)

Docket Webpage: <http://www.bouldercounty.org/property/build/pages/bccp150001.aspx>

**6. Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Policy Update**

Staff will review the policy update process underway as part of the Boulder Valley Comprehensive Plan Five Year Major Update, and will highlight key items proposed for revision. Planning Commission members will have an opportunity to ask questions of staff, discuss topics of interest, and provide recommendations for changes to the current proposed policy updates. *Discussion item only. No public testimony will be taken.*

(Staff: Nicole Wobus and Amy Oeth, Land Use Department)

Docket Webpage: <http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>

**7. Docket DC-15-0003: Proposed Boulder County Land Use Code Amendments to Article 4 and Article 18 regarding firing ranges**

Staff will present proposed text amendments to Articles 4 and 18 of the Boulder County Land Use Code. The proposed changes include provisions to improve health and safety protections related to use of land for firing ranges. *Action requested: Recommendation to BOCC. Public testimony will be taken.*

(Staff: Dale Case and Amy Oeth, Land Use Department)

Docket Webpage:

<http://www.bouldercounty.org/property/build/pages/lucodeupdatedc150003.aspx>

**ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercounty.org/lu](http://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.



# 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](http://www.bouldercounty.org)

## PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: October 19, 2016  
TIME: 1:30 P.M.  
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 DC-16-0003 Storm Drainage Criteria Manual Update**

The Boulder County Transportation Department, with the help of an engineering consultant, has prepared an updated Storm Drainage Criteria Manual for adoption. The updated manual will repeal and replace the county's first manual, published in 1984. Changes in stormwater criteria, practices, and regulations over time necessitated a revision. The updated manual intends to address the great majority of design elements, site characteristics, and regulatory conditions that may be involved in drainage design projects across the county. It also intends to provide clear guidance and criteria that will expedite the review and approval process for various county applications. This will require text amendments to the Boulder County Land Use Code Text to include references to the updated manual and noting that it will be the authoritative reference for drainage. *Action requested: Recommendation to BOCC. Public testimony will be taken.*

#### **Docket BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update**

Land Use and Parks and Open Space staff will present the recommended update to the Boulder County Comprehensive Plan Open Space Element. Planning Commission previously reviewed this matter at a June 2015 meeting, at a joint study session with the Parks and Open Space Advisory Committee in April 2016, and as part of a staff update at the August 2016 Planning Commission meeting. *Action requested: Decision. Public testimony will be taken.*

#### **Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Policy Update**

Staff will review the policy update process underway as part of the Boulder Valley Comprehensive Plan Five Year Major Update, and will highlight key items proposed for revision. Planning Commission members will have an opportunity to ask questions of staff, discuss topics of interest, and provide recommendations for changes to the current proposed policy updates. *Discussion item only. No public testimony will be taken.*

#### **Docket DC-15-0003: Proposed Boulder County Land Use Code Amendments to Article 4 and Article 18 regarding firing ranges**

Staff will present proposed text amendments to Articles 4 and 18 of the Boulder County Land Use Code. The proposed changes include provisions to improve health and safety protections related to use of land for firing ranges. *Action requested: Recommendation to BOCC. Public testimony will be taken.*

**ADJOURNED**

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 13<sup>th</sup> 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: October 5, 2016-- Daily Times-Call



# 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](http://www.bouldercounty.org)

## PUBLIC HEARING - AMENDED BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: October 19, 2016  
TIME: 1:30 P.M.  
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.

#### **Discussion of Request for Reconsideration of Planning Commission Decision Received from Members of the Public**

Request from members of the public that Planning Commission reconsider its September 21, 2016 decision to change the land use map designation for the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kahlua Road. Staff will provide information about the request. *No public testimony will be taken.*

#### **Docket DC-16-0003 Storm Drainage Criteria Manual Update**

The Boulder County Transportation Department, with the help of an engineering consultant, has prepared an updated Storm Drainage Criteria Manual for adoption. The updated manual will repeal and replace the county's first manual, published in 1984. Changes in stormwater criteria, practices, and regulations over time necessitated a revision. The updated manual intends to address the great majority of design elements, site characteristics, and regulatory conditions that may be involved in drainage design projects across the county. It also intends to provide clear guidance and criteria that will expedite the review and approval process for various county applications. This will require text amendments to the Boulder County Land Use Code Text to include references to the updated manual and noting that it will be the authoritative reference for drainage. *Action requested: Recommendation to BOCC. Public testimony will be taken.*

#### **Docket BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update**

Land Use and Parks and Open Space staff will present the recommended update to the Boulder County Comprehensive Plan Open Space Element. Planning Commission previously reviewed this matter at a June 2015 meeting, at a joint study session with the Parks and Open Space Advisory Committee in April 2016, and as part of a staff update at the August 2016 Planning Commission meeting. *Action requested: Decision. Public testimony will be taken.*

#### **Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Policy Update**

Staff will review the policy update process underway as part of the Boulder Valley Comprehensive Plan Five Year Major Update, and will highlight key items proposed for revision. Planning Commission members will have an opportunity to ask questions of staff, discuss topics of interest, and provide recommendations for changes to the current proposed policy updates. *Discussion item only. No public testimony will be taken.*

**Docket DC-15-0003: Proposed Boulder County Land Use Code Amendments to Article 4 and Article 18 regarding firing ranges**

Staff will present proposed text amendments to Articles 4 and 18 of the Boulder County Land Use Code. The proposed changes include provisions to improve health and safety protections related to use of land for firing ranges. *Action requested: Recommendation to BOCC. Public testimony will be taken.*

**ADJOURNED**

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 13<sup>th</sup> 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: October 18, 2016-- Daily Times-Call

# AFFIDAVIT OF PUBLICATION

## TIMES-CALL

State of Colorado  
County of Boulder

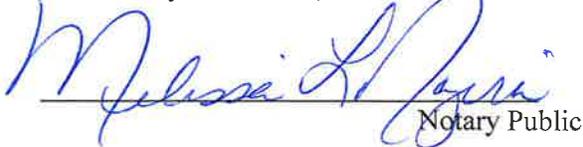
I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper 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 **October 5th, 2016**.



Agent

Subscribed and sworn to before me this 5th day of October, 2016 in the County of Boulder, State of Colorado.

  
Notary Public

Account # 220246  
Ad # 5681100  
Fee \$38.44

MELISSA L NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064049936  
MY COMMISSION EXPIRES DEC. 11, 2018

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

**DATE:** October 19, 2016  
**TIME:** 1:30 P.M.  
**PLACE:** Commissioners' Hearing Room,  
Third Floor of the 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 DC-16-0003 Storm Drainage Criteria Manual Update**  
The Boulder County Transportation Department, with the help of an engineering consultant, has prepared an updated Storm Drainage Criteria Manual for adoption. The updated manual will repeal and replace the county's first manual, published in 1984. Changes in stormwater criteria, practices, and regulations over time necessitated a revision. The updated manual intends to address the great majority of design elements, site characteristics, and regulatory conditions that may be involved in drainage design projects across the county. It also intends to provide clear guidance and criteria that will expedite the review and approval process for various county applications. This will require text amendments to the Boulder County Land Use Code Text to include references to the updated manual and noting that it will be the authoritative reference for drainage. Action requested: Recommendation to BOCC. Public testimony will be taken.

**Docket BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update**  
Land Use and Parks and Open Space staff will present the recommended update to the Boulder County Comprehensive Plan Open Space Element. Planning Commission previously reviewed this matter at a June 2015 meeting, at a joint study session with the Parks and Open Space Advisory Committee in April 2016, and as part of a staff update at the August 2016 Planning Commission meeting. Action requested: Decision. Public testimony will be taken.

**Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Policy Update**  
Staff will review the policy update process underway as part of the Boulder Valley Comprehensive Plan Five Year Major Update, and will highlight key items proposed for revision. Planning Commission members will have an opportunity to ask questions of staff, discuss topics of interest, and provide recommendations for changes to the current proposed policy updates. Discussion item only. No public testimony will be taken.

**Docket DC-15-0003: Proposed Boulder County Land Use Code Amendments to Article 4 and Article 18 regarding firing ranges**  
Staff will present proposed text amendments to Articles 4 and 18 of the Boulder County Land Use Code. The proposed changes include provisions to improve health and safety protections related to use of land for firing ranges. Action requested: Recommendation to BOCC. Public testimony will be taken.

**ADJOURNED**  
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.

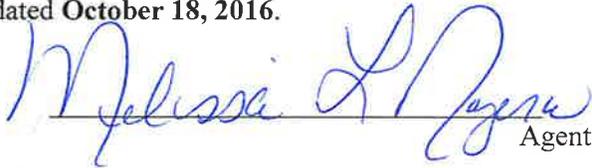
# AFFIDAVIT OF PUBLICATION

## 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.

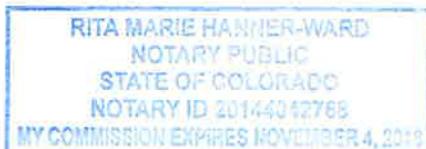
The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **October 18, 2016**.

  
Agent

Subscribed and sworn to before me this 18th day of **October, 2016** in the County of Boulder, State of Colorado.

  
Notary Public

Account # 220246  
Ad # 5681942  
Fee \$46.05



### PUBLIC HEARING - AMENDED BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: October 19, 2016  
TIME: 1:30 P.M.  
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.

##### Discussion of Request for Reconsideration of Planning Commission Decision Received from Members of the Public.

Request from members of the public that Planning Commission reconsider its September 21, 2016 decision to change the land use map designation for the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kahlua Road. Staff will provide information about the request. *No public testimony will be taken.*

##### Docket DC-16-0003 Storm Drainage Criteria Manual Update.

The Boulder County Transportation Department, with the help of an engineering consultant, has prepared an updated Storm Drainage Criteria Manual for adoption. The updated manual will repeal and replace the county's first manual, published in 1984. Changes in stormwater criteria, practices, and regulations over time necessitated a revision. The updated manual intends to address the great majority of design elements, site characteristics, and regulatory conditions that may be involved in drainage design projects across the county. It also intends to provide clear guidance and criteria that will expedite the review and approval process for various county applications. This will require text amendments to the Boulder County Land Use Code Text to include references to the updated manual and noting that it will be the authoritative reference for drainage. *Action requested: Recommendation to BOCC. Public testimony will be taken.*

##### Docket BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update

Land Use and Parks and Open Space staff will present the recommended update to the Boulder County Comprehensive Plan Open Space Element. Planning Commission previously reviewed this matter at a June 2015 meeting, at a joint study session with the Parks and Open Space Advisory Committee in April 2016, and as part of a staff update at the August 2016 Planning Commission meeting. *Action requested: Decision. Public testimony will be taken.*

##### Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Policy Update

Staff will review the policy update process underway as part of the Boulder Valley Comprehensive Plan Five Year Major Update, and will highlight key items proposed for revision. Planning Commission members will have an opportunity to ask questions of staff, discuss topics of interest, and provide recommendations for changes to the current proposed policy updates. *Discussion item only. No public testimony will be taken.*

##### Docket DC-15-0003: Proposed Boulder County Land Use Code Amendments to Article 4 and Article 18 regarding firing ranges.

Staff will present proposed text amendments to Articles 4 and 18 of the Boulder County Land Use Code. The proposed changes include provisions to improve health and safety protections related to use of land for firing ranges. *Action requested: Recommendation to BOCC. Public testimony will be taken.*

#### ADJOURNED

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 12th Street corner



# 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](http://www.bouldercounty.org)

## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

October 19, 2016

**AFTERNOON SESSION – 1:30 PM**

**Hearing Room, Third Floor,  
County Courthouse, Boulder**  
*{Approved November 16, 2016}*

### PUBLIC HEARING

**AFTERNOON SESSION – 1:30 PM**

On Wednesday, October 19, 2016, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:35 p.m. and adjourning at approximately 6:32 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, Doug Young, Michael Baker, Dan Hilton, W.C. Pat Shanks, Ben Blaugrund

Commissioners Excused: Lieschen Gargano, Leah Martinsson

Staff Present: Kim Sanchez, Kathy Parker (County Attorney), Anna Milner, Steven Giang, Nicole Wobus, Dale Case, Amy Oeth, Rick Hackett, Garry Sanfacon, Dave Webster (Transportation)

Others: 70-80

### MINUTES

**MOTION:** Doug Young **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from August 30, 2016 joint hearing of the Planning Commission and Board of County Commissioners.

**SECOND:** Ann Goldfarb

**VOTE:** Motion **PASSED** {6 to 0} **Abstained: Ben Blaugrund**

Doug Young requested that staff make two changes to the Minutes for the September 21, 2016 Planning Commission meeting. He requested changes, specifically to Line 126, to note that Leah Martinsson excused herself from approximately 2:35 and returned at 3:15pm. That change will bracket the time she was out of the room. He also requested a change to Line 139 to indicate that the vote was done by roll call.

34 Pat Shanks requested a change to Line 54 where it states that “PC was supportive because it would  
36 not result in additional units of density.” He did not recall having a discussion on that topic and  
requested changing the line to read “Planning Commission was supportive of the staff  
38 recommendation.”

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

40 None

**Discussion of Request for Reconsideration of Planning Commission Decision Received from  
Members of the Public**

42 Planning Commission (PC) discussed whether to reconsider its September 21, 2016 decision to  
44 change the land use map designation for the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes  
Road, and 0 Kahlua Road as part of the Boulder Valley Comprehensive Plan (BVCP) Five Year  
46 Major Update process. This discussion was in response to a request from members of the public.

48 **Ann Goldfarb put forward a motion to enter into an EXECUTIVE SESSION** to discuss recently  
received material she believed warranted legal advice. **Michael Baker seconded that motion. The**  
50 **motion failed {4 to 3}.**

52 Land Use Director, Dale Case, presented staff’s recommendation that PC take no action on the  
request to reconsider, citing the existence of no standards for reconsideration, policy reasons  
54 indicating that PC should not open the door to citizen-requested or self-initiated reconsideration of its  
decisions, and the fact that a review by staff found that the concerns presented by the public did not  
56 warrant reconsideration of the decision. Specifically, Mr. Case noted the many hours of public  
testimony and discussion by PC on the matter, and that a quorum of PC members had voted on the  
58 matter. Mr. Case also noted that staff has reviewed the procedural complaints and found no  
deficiencies that would compromise the integrity of PC’s decision or of the BVCP process.

60 Commissioners asked questions regarding legal and procedural matters. Assistant County Attorney  
62 Kathy Parker and Mr. Case responded to the questions. The agenda item moved to discussion. Topics  
discussed included the unique circumstances of the decision (specifically, Natalie Feinberg-Lopez  
64 leaving the September 21 meeting after stating her opposition to staff’s recommendation for a land  
use designation change), and perceived pressure by the county attorney to move ahead with a  
66 decision. A Planning Commissioner also noted presence of new information (not specified) that some  
Planning Commissioners believe warrant a new public hearing.

68  
70 The Planning Commission entered an **EXECUTIVE SESSION following a motion by Doug  
Young, a second by Ann Goldfarb, and a vote of five to two.**

72 Discussion continued following the Executive Session. Discussion topics included whether all nine  
Planning Commissioners should be present at a reconsideration meeting, the concept of a quorum  
74 (noting that rules specifying a quorum obviate the need for presence of all nine members), whether or  
not a precedent would be set by reconsidering the decision, and the decision being part of the four-  
76 body review for the BVCP as rationale for not rushing to an outcome.

78 Other points raised by Planning Commissioners included concerns about transparency, a preference  
for reconsideration to be as focused as possible, a belief that grounds for reconsideration should be



132 Dave recognized the project team and stakeholder process that worked on developing the updated  
134 manual. He also introduced the project manager from the engineering consultant, Jessica “Jessie”  
136 Nolle from the firm RESPEC. He presented on what the SDCM, how it is used and why an update  
was necessary. He then presented key highlights of several sections in the SDCM.

138 Finally, Dave presented recent proposed edits (not included in the commission’s packets) from the  
140 Saint Vrain and Left Hand Water Conservancy District (SVLHWCD), noting they had come in as a  
late stakeholder with a desire to clarify practices and criteria involving raw water ditches, irrigation,  
dams, reservoirs, detention storages and ground water handling.

142 Dave recommended that Planning Commission approve and recommend to the Board of County  
144 Commissioners approval of Docket DC-16-0003 and certify the Docket for action to the Board of  
County Commissioners as outlined in the staff report dated October 19, 2016. He added that a motion  
to approve the Docket should include the edits from the SVLHWCD as presented and discussed.

146

**STAFF PRESENTATION CONCLUDED**

148

**QUESTIONS AND COMMENTS FROM THE BOARD**

150

152 W.C. Pat Shanks, Planning Commission inquired if links to the Urban Storm Drainage Criteria  
Manual (USDCM) as referenced in Section 105 and the Design Exception Request Form as  
referenced in Section 109 be provided in the Manual? Staff responded this will be done.

154 Commissioner Shanks also noted the policy statement under 305 is confusing and inquired if staff  
could provide further explanation. Staff answered the question to Commissioner Shanks’ satisfaction  
156 and agreed that an edit for clarity would be considered for the final draft.

158 Doug Young, Planning Commission, asked how the policy language in Section 302 works with  
Master Planning described in staff’s presentation. Staff answered the question to Commissioner  
160 Young’s satisfaction. Commissioner Young also inquired how the requirement to provide full  
spectrum detention applies to a single family residence homeowner. Staff referred to the list of  
162 exemptions in Section 1203 and answered the question to Commissioner Young’s satisfaction.

164 Natalie Feinberg Lopez, Planning Commission, inquired whether the county’s experience with the  
2013 Flood goes beyond the limits of Urban Drainage’s Urban Storm Drainage Criteria Manual. Staff  
166 answered the question to Commissioner Feinberg Lopez’ satisfaction. Commissioner Feinberg Lopez  
also inquired how the water quality section seeks compliance with industrial zoned sites. Staff  
168 answered the question to Commissioner Feinberg Lopez’ satisfaction.

170 W.C. Pat Shanks, Planning Commission, requested that the last sentence of the policy statement in  
Section 307 remove the words, “where feasible”? Staff noted the recommended edit and  
172 acknowledged that it could be removed. Commissioner Shanks also noted, as a general comment,  
Section 400 includes too much use of “should be” and instead should be revised to “must” or “shall”.  
174 Staff acknowledged Commissioner Shanks’ request and noted that these changes would be made.

176 **PUBLIC HEARING OPENED**

178 **SPEAKERS:** None

180 **PUBLIC HEARING CLOSED**

182 **FURTHER DISCUSSION FROM THE BOARD**

184 Commissioners Young, Feinberg Lopez and Shanks complimented the project team and noted the  
185 document was well written and easy to read.

186

187           **MOTION:**     **Doug Young MOVED that the Boulder County Planning Commission**  
188                           **APPROVE AND RECOMMEND Docket DC-16-0003 Storm Drainage**  
189                           **Criteria Manual Update with accepted edits proposed by the Saint Vrain**  
190                           **and Left Hand Water Conservancy District, text amendments to the**  
191                           **Land Use Code and related provisions and certify the docket for action**  
192                           **to the BOCC.**

193           **SECOND:**     **Ben Blaugrund**

194           **VOTE:**       **Motion PASSED Unanimously {7 to 0}**

<p><b><u>Docket BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update</u></b></p>
---

198

199 Tina Nielsen of the Parks and Open Space Department presented the latest version of the narrative  
200 and policy component of the Boulder County Comprehensive Plan (BCCP) Open Space Element  
201 (OSE) Update (BCCP-15-0001) with a request for approval. Nicole Wobus presented a an update on  
202 mapping efforts for the OSE Update, and noted plans for a more comprehensive discussion and  
203 review of the mapping component of the OSE Update at the November Planning Commission  
204 meeting. The Planning Commissioners deliberated on the policy updates and asked questions about  
205 the mapping efforts. Topics discussed included proposed goals for the OSE, including the role of  
206 conserving agricultural land; potential for conflicting policies (e.g., with regard to trails); clarification  
207 of use of the terms ‘values and functions’ and a request for inclusion of definitions of those terms in  
208 the next draft; clarification that the purpose of new policy 3.06.07 is to address infrastructure built to  
209 restore natural functions; updates to the Scenic Roadway Corridor designation approach; and the role  
210 of cultural resource criteria in the Scenic Roadway Corridor mapping methodology. The Planning  
211 Commission expressed interest in having another opportunity to review the next iteration of changes  
212 to the narrative, goals, and policy element so that approval of the entire element could be approved as  
213 one package.

214

**PUBLIC HEARING OPENED**

215

216           **SPEAKERS:**   Dinah McKay – 4695 Portside Way Boulder, CO 80301 - Ms. McKay expressed  
217 concern about the Twin Lakes open space and impacts of potential development. She  
218 recommended that consideration be given to the value of open space in the area of the  
219 Twin Lakes open space.

220  
221  
222 **PUBLIC HEARING CLOSED**

223           **MOTION:**     **Pat Shanks MOVED that the Boulder County Planning Commission**  
224                           **TABLE docket BCCP-15-0001 Boulder County Comprehensive Plan**  
225                           **update until items from the discussion have been incorporated and so**  
226                           **Planning Commission can consider this document along with the**  
227                           **corridor maps.**

228           **SECOND:**     **Doug Young**

229           **VOTE:**       **Motion PASSED {7 to 0}**

234

**Docket DC-15-0003: Proposed Boulder County Land Use Code Amendments to Article 4 and Article 18 regarding firing ranges**

236 Amy Oeth, Land Use Planner II, presented the proposed code amendments to Article 4 and Article 18  
238 of the Boulder County Land Use Code regarding firing ranges. She also went over the reasons for the  
240 amendments. The staff report for this agenda item also provides the proposed code amendment,  
242 referral process and comments, and staff recommendation. Two minor formatting corrections in the  
memo were noted. Staff recommended that the Boulder County Planning Commission recommend to  
the Board of County Commissioners APPROVAL of Docket DC-15-0003 as outlined in the staff  
recommendation dated October 19, 2016.

244 **PUBLIC HEARING OPENED**

246 **SPEAKERS:** Cary Ludtke – 2817 Shoshone Trail, Lafayette, CO; David Pinkow – 2815  
248 Heidelberg Drive, Boulder, CO and 19354 State Hwy. 7, CO pooled time with Chet  
250 Kamin – 18673 State Hwy. 7, Allenspark, CO; Doug McKenna – 1140 Linden Ave,  
252 Boulder, CO and 47517 State Hwy. 72, Ward, CO – pooled with Andrew McKenna  
– 740 Willowbrook Road, Boulder, CO, and Judith Houlding – 1140 Linden Ave,  
Boulder, CO; Lane David – 445 Horan Ave., Eldora, CO; Jane Lewenthal – 454  
Nightshade Drive, Boulder, CO; Dennis Rodgers – 1319 Venice Street, Longmont,  
CO

254

**PUBLIC HEARING CLOSED**

256

**PLANNING COMMISSION DISCUSSION**

258

260 **SPEAKERS:** The following Boulder County Land Use staff answered questions from the  
commissioners: Dale Case, Garry Sanfacon, and Amy Oeth.

262 **SUMMARY:** The Planning Commissioners discussed the amendment and issues that were brought to  
264 their attention by the public. The topics discussed included appropriate noise levels; setback distances  
266 and the origin point for measuring setbacks; firing distance versus firing power; conservation  
268 easements; special review process; supervision requirements; existing ranges and nonconforming  
270 uses; availability of viable locations; risk of forest fires and mitigation; banning dispersed shooting;  
272 environmental and safety impacts of dispersed shooting; safety concerns due to the number of people  
274 in the mountains and questioning if shooting should be permitted; Northern Front Range Recreational  
Sport Shooting Management Partnership's progress on closing areas to dispersed shooting, locating  
sites in each county, and implementing education strategies; Boulder County's preliminary status in  
locating a site; conflicts between recreational uses; availability of indoor ranges; enforcement;  
potential future agreements between Boulder County and the U.S. Forest Service; U.S. Forest  
Service's plans to close areas to dispersed shooting; and the possibility of excluding Forestry zoning  
from the regulation.

276 **MOTION:** Ben Blaugrund **MOVED** to recommend to the Board of Boulder County  
278 Commissioners exclude shooting ranges on Boulder County public  
property.

280 **SECOND:** There was **NO** second, motion **FAILED**

282           **MOTION:**     **Ben Blaugrund MOVED to recommend the Board of County**  
284                           **Commissioners APPROVE Docket DC-15-0003: Proposed Boulder**  
286                           **County Land Use Code Amendments to Article 4 and Article 18**  
288                           **regarding firing ranges and encourage the County Commissioner to 1)**  
290                           **also look at the idea of having supervision added and 2) consider the**  
292                           **idea of prohibiting shooting ranges in the forestry district and certify**  
294                           **the docket for action to the Board which certification includes the**  
296                           **approved text of the docket and the official record of the docket before**  
                              **the Commission with the staff comments, public testimony and**  
                              **Commission discussion/action.**

292           **SECOND:**     **Michael Baker**

294           **VOTE:**       **Motion PASSED Unanimously {7 to 0}**

**Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Policy Update**

298     Planning Commission requested to table this item due to the length of the meeting. Nicole Wobus  
300     provided an overview of timing considerations related to the BVCP policy updates, and noted that she  
      will email an updated BVCP schedule to Planning Commissioners.

302           **MOTION:**     **Michael Baker MOVED to table the discussion to the next available**  
304                           **date.**

306           **SECOND:**     **Natalie Feinberg Lopez**

308           **VOTE:**       **Motion PASSED Unanimously {7 to 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 13<sup>th</sup> St., Boulder, Colorado  
303-441- 3930.*

310