



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

October 21, 2015
Afternoon Session – 3:00 P.M.

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

PUBLIC HEARING

AFTERNOON SESSION – 3:00 P.M.

1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**
Approval of the September 16, 2015 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. **Affordable Living – Can it be done in Boulder County? The Housing Puzzle.**
Session will have an overview of the Community Foundation’s 2015 indicators report, review tools and programs and explore some of the efforts in the county and at regional level underway on this issue.
Informational Item - No Action Requested
Public testimony will not be taken
(Staff: Dale Case, County Land Use, Willa Williford, Boulder County Housing Director, Erika Stutzman, Community Foundation, Robin Bohannon, Boulder County Community Services Director)
4. **Docket SPD-15-0001: KNOLLWOOD WATER DISTRICT (To be known as Knollwood Metropolitan District)**
Request: A proposed Amended Statement of Purpose for Knollwood Water District to provide in addition to the services it already provides (water for domestic purposes, including but not limited to monitoring and maintaining water quantity and quality) to also provide 1) street improvements, through the construction and installation of curbs, gutters, culverts, and other drainage facilities and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements, provided that the Boulder County Engineer has approved a construction permit or other permit as required by the Boulder County Code, and 2) safety protection through traffic and safety controls and devices on streets and highways and at railroad crossings, provided that the Boulder County Engineer has approved the District’s exercise of the safety protection power. If approved, this amendment would take effect upon the voters’ approval of conversion to a metropolitan district at the Nov. 3, 2015 election and the court’s issuance of an order approving the conversion.

Location: Lots 1-9 of Knollwood Subdivision, Lots 10-28 of Knollwood Subdivision First Addition and Lots 29-40 and 44-48 Knollwood Subdivision Second Addition, Boulder County, Colorado.

Applicant: Knollwood Water District

Agents: Carolyn Steffl, Attorney

Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.

Public testimony will be taken

(Staff Contacts: Leslie Lacy, County Attorney's Office, Mike Thomas, Transportation)

ADJOURNED

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at www.bouldercountv.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

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: October 21, 2015
TIME: 3:00 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 – 3:00 P.M.

Affordable Living – Can it be done in Boulder County? The Housing Puzzle.

Session will have an overview of the Community Foundation's 2015 indicators report, review tools and programs and explore some of the efforts in the county and at regional level underway on this issue. *Informational Item - No Action Requested.* Public testimony will not be taken.

Docket SPD-15-0001: KNOLLWOOD WATER DISTRICT (To be known as Knollwood Metropolitan District)

A proposed Amended Statement of Purpose for Knollwood Water District to provide in addition to the services it already provides (water for domestic purposes, including but not limited to monitoring and maintaining water quantity and quality) to also provide 1) street improvements, through the construction and installation of curbs, gutters, culverts, and other drainage facilities and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements, provided that the Boulder County Engineer has approved a construction permit or other permit as required by the Boulder County Code, and 2) safety protection through traffic and safety controls and devices on streets and highways and at railroad crossings, provided that the Boulder County Engineer has approved the District's exercise of the safety protection power. If approved, this amendment would take effect upon the voters' approval of conversion to a metropolitan district at the Nov. 3, 2015 election and the court's issuance of an order approving the conversion, by Knollwood Water District in accordance with the Boulder County Land Use Code. Lots 1-9 of Knollwood Subdivision, Lots 10-28 of Knollwood Subdivision First Addition and Lots 29-40 and 44-48 Knollwood Subdivision Second Addition, Boulder County, Colorado. *Action Requested: Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.* 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

PC Public Notice

October 21, 2015

Page - 2 -

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: October 14, 2015-- Daily Times-Call

G:\Boards & Commissions\Minutes & Agendas\BOA-PC 2015\pc1510pno.DOC

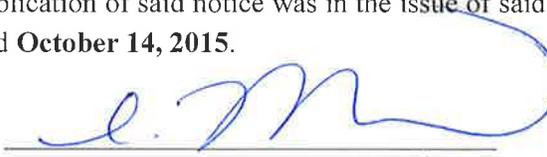
AFFIDAVIT OF PUBLICATION

TIMES-CALL

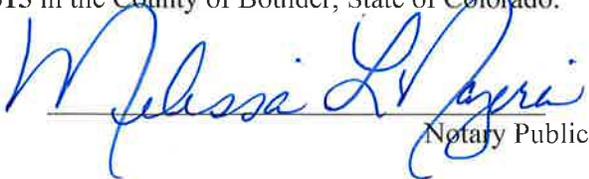
State of Colorado
County of Boulder

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 14, 2015**.


Agent

Subscribed and sworn to before me this ^{16th} day of **October, 2015** in the County of Boulder, State of Colorado.


Notary Public

Account #220246
Ad #5658427
Fee \$36.04

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2006404936
MY COMMISSION EXPIRES DEC. 11, 2018

2500 Public Notice 2500 Public Notice

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: October 21, 2015
TIME: 3:00 P.M. (Afternoon Session)
PLACE: Commissioners Hearing Room,
Third Floor, Boulder County Court
house, 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 - 3:00 P.M.

Affordable Living - Can it be done in Boulder County? The Housing Puzzle.

Session will have an overview of the Community Foundation's 2015 indicators report, review tools and programs and explore some of the efforts in the county and at regional level underway on this issue. Informational Item - No Action Requested. Public testimony will not be taken.

Docket SPD 15-0001: KNOLLWOOD WATER DISTRICT (To be known as Knollwood Metropolitan District)

A proposed Amended Statement of Purpose for Knollwood Water District to provide in addition to the services it already provides (water for domestic purposes, including but not limited to monitoring and maintaining water quantity and quality) to also provide 1) street improvements, through the construction and installation of curbs, gutters, culverts, and other drainage facilities and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements, provided that the Boulder County Engineer has approved a construction permit or other permit as required by the Boulder County Code, and 2) safety protection through traffic and safety controls and devices on streets and highways and at railroad crossings, provided that the Boulder County Engineer has approved the District's exercise of the safety protection power. If approved, this amendment would take effect upon the voters' approval of conversion to a metropolitan district at the Nov. 3, 2015 election and the court's issuance of an order approving the conversion, by Knollwood Water District in accordance with the Boulder County Land Use Code. Lots 1-9 of Knollwood Subdivision, Lots 10-28 of Knollwood Subdivision First Addition and Lots 29-40 and 44-48 Knollwood Subdivision Second Addition, Boulder County, Colorado. Action Requested: *Recommendation to BOCC on proposed Docket following staff and applicant presentations and public hearing.* 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 GAGID 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.



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

MINUTES

October 21, 2015

AFTERNOON SESSION – 3:00 PM

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

{Approved on November 18, 2015}

PUBLIC HEARING

AFTERNOON SESSION – 3:00 PM

On Wednesday, October 21, 2015, the Boulder County Planning Commission held a regular afternoon session, convening at 3:03 p.m. and adjourning at 4:46 p.m.

Commissioners Present: Doug Young (Chair), Michael Baker, Natalie Feinberg-Lopez, Lieschen Gargano, Daniel Hilton, and Leah Martinsson.

Commissioners Excused: Ben Blaugrund and Pat Shanks

Staff Present: Dale Case (Land Use Director), Robin Bohannon, Ben Doyle, Rick Hackett, Leslie Lacy, Meredith Lanning, Kathy Parker, Kim Sanchez, Abby Shannon, Erika Stutzman, Mike Thomas, Ron West, and Willa Williford.

Others: 20-24

MINUTES/MISCELLANEOUS BUSINESS

MOTION: Leah Martinsson **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from September 16, 2015 as written.

SECOND: Lieschen Gargano

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

Affordable Living – Can it be done in Boulder County? The Housing Puzzle

Dale Case, County Land Use, Willa Williford, Boulder County Housing Director, Erika Stutzman, Community Foundation, Robin Bohannon, Boulder County Community Services Director, gave an

32 overview of the Community Foundation's 2015 indicators report, review tools and programs and
discussed some of the efforts in the county and at regional level underway on this issue.

34 *Informational Item – No Action Requested*

36

**Docket SPD-15-0001: KNOLLWOOD WATER DISTRICT (To be known as Knollwood
Metropolitan District)**

38 Mike Thomas, Boulder County Engineer, presented the application for Knollwood Water District
39 for proposed Amended Statement of Purpose for Knollwood Water District to provide in addition
40 to the services it already provides (water for domestic purposes, including but not limited to
41 monitoring and maintaining water quantity and quality) to also provide 1) street improvements,
42 through the construction and installation of curbs, gutters, culverts, and other drainage facilities
43 and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street
44 improvements, provided that the Boulder County Engineer has approved a construction permit or
45 other permit as required by the Boulder County Code, and 2) safety protection through traffic and
46 safety controls and devices on streets and highways and at railroad crossings, provided that the
47 Boulder County Engineer has approved the District's exercise of the safety protection power. If
48 approved, this amendment would take effect upon the voters' approval of conversion to a
49 metropolitan district at the Nov. 3, 2015 election and the court's issuance of an order approving the
50 conversion. The proposed project is involves Lots 1-9 of Knollwood Subdivision, Lots 10-28 of
51 Knollwood Subdivision First Addition and Lots 29-40 and 44-49 Knollwood Subdivision Second
52 Addition, Boulder County, Colorado. Staff recommended APPROVAL as outlined in the staff
53 recommendation, dated October 21, 2015.

54

SPEAKERS: Barry Baer, Knollwood Water District President – 2265 Knollwood Drive;
55 Carolyn Steffl (Agent) – 1002 Walnut Street, Ste. 300.

58 **PUBLIC HEARING OPENED**

60 **SPEAKERS:** None.

62 **PUBLIC HEARING CLOSED**

64 **MOTION:** Doug Young **MOVED** that the Boulder County Planning Commission
65 **APPROVE** and recommend that the Board of County Commissioners
66 **APPROVE** **Docket SPD-15-0001: KNOLLWOOD WATER DISTRICT**
(To be known as Knollwood Metropolitan District).

68

SECOND: Lieschen Gargano

70

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

72

ADJOURNED

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

74