



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

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM

November 29, 2016 at — 11:00 A.M.
Hearing Room, Third Floor
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Michelle McNamara, Planner II

STAFF RECOMMENDATION REGARDING:

Docket SE-16-0011: Brawner Lot Recognition

Request: Subdivision Exemption to recognize a 0.88 acre parcel as a legal building lot.
Location: At 4771 N. 26th Street, located approximately 1,026 feet north of the intersection of Yarmouth and N. 26th St., in Section 7, T1N, R70W.
Zoning: Agricultural (A) Zoning District
Applicant: Mikl Brawner

STAFF RECOMMENDATION: Staff recommends **denial** of Docket SE-16-0011.

PROPOSAL:

This application requests a Subdivision Exemption to recognize the property at 4771 N. 26th Street as a legal building lot.

BACKGROUND:

This summary will explore the creation of the individual parcel being considered as part of this application as well as the history of its creation. The history is important to understanding not only the parcels configuration but also sheds useful information on the consistency of application of the County's zoning and subdivision regulations.

In 1951, a forty (40) acre parcel was created identified as Tract 2448 was originally created.¹ In 1954, Tract 2448 was zoned Residential (R) by the Boulder County Zoning Resolution and Subdivision Regulations, which required a minimum lot size of one (1) acre. On January 30, 1964, Tract 2448 was further subdivided, creating Tract 2448A², which was a 2.88 acre parcel. In 1968, the parcel to the north of the subject property was created at a size of two (2) acres.³ This property (addressed as 4795 N 26th Street) met the minimum lot size requirements at the time and is considered a legal building lot. Because the remainder of property, also considered the subject

¹ Transferred by deed recorded Jan 8, 1951 at Reception No. 90498525

² Transferred by deed recorded Jan 30, 1964 at Reception No. 90747917

³ Transferred by deed recorded July 2, 1968 at Reception No. 90885500

property, was less than an acre at 0.88 acres and did not meet the minimum lot size requirements at the time it was divided, the 0.88 acre parcel has never been a legal building lot.

The applicant purchased the two-acre property to the north of the subject property, 4795 N 26th Street, in 2011. Based on staff's site visit and the applicant's narrative, the applicant operates Harlequin's Gardens on this property.

In 2015, the applicant purchased the subject property, 4771 N. 26th Street, with the intention of expanding their business and building a greenhouse. In 2015, the applicants moved forward to try and legally build a greenhouse on the property. It was discovered at this time that the property was not a legal building lot⁴ and no building permits could be issued for the greenhouse. The applicants then built the greenhouse without building permits, as observed through staff's site visit. The greenhouse is considered accessory to the existing business on 4795 N. 26th Street, based on the use described and observed on site. Based on the Land Use Code the greenhouse would be considered accessory to the principal use of a Commercial Nursery since "the use is partially contained within one or more greenhouses, where, trees, shrubs, flowers, or vegetable plants are grown and sold."(Land Use Code Article 4-501.C.1). Staff supports the use, however, per the Land Use Code, the use must be on a legal building lot.

The applicant indicates that they wish to bring their property into conformance and compliance with the County Land Use Code. The effect on a property owner of a lot that is not a legal building lot is that the County will not issue building permits for any uses which require a legal building lot. For instance, a greenhouse for a Commercial Nursery purposes requires a legal building lot and the County would not issue permits for new structures. In the building lot determination letter in 2015, staff determined that the two properties, 4795 N. 26th Street and 4771 N. 26th Street, could be administratively combined to create a single legal building lot that would meet the applicant's agricultural goals. By combining the two parcels, the resulting lot would be again 2.88 acres, as described on the deed from 1964 which did meet the minimum lot size required at the time. However, the applicant has not proposed to combine the parcels, and has requested that the subject property, 4771 N. 26th Street, be recognized by the Board of County Commissioners as a second legal building lot.

REFERRALS:

This application was referred to the usual agencies, departments, and adjacent property owners within a 1,500-foot vicinity. All responses received are attached and summarized below.

County Transportation Department – Staff noted that the parcel is accessed from N. 26th Street and the existing access complies with the Boulder County Multimodal Transportation Standards.

Referral agencies which comments no conflict: County Building Safety and Inspection Services Team, City of Boulder Open Space and Mountain Parks, Xcel Energy, Boulder Rural Fire Protection District, Boulder County Parks and Open Space, Colorado Division of Water Resources Department of Natural Resources Water Resource Engineer

Adjacent Property Owner Comments-

Staff received one letter from a neighbor who supports the recognition of this parcel as a legal building lot since the applicant has significantly cleaned the property up and promotes sustainability within Boulder County.

⁴ BLD-15-0143

SUBDIVISION EXEMPTION/ LOT RECOGNITION:

Section 9-102(A) of the Boulder County Land Use Code sets general criteria for Subdivision Exemptions. Staff has reviewed these criteria and finds the following:

9-102(A) Criteria for all Exemptions

- (1) Any new parcel created shall not increase the degree of nonconformity of an existing structure.**

There is one structure, a greenhouse, located on the subject property which was built without a building permit. The parcel is located in the Agricultural Zone District where the required side yard setback is 7 feet, the rear yard setback required is 15 feet, and the height limitation is 30 feet or 50 feet for nonresidential structures. The existing structure does appear to meet the required setbacks and comply with the maximum height limit in the zone district. If the current property boundaries were recognized then the existing structure would be required to obtain a building permit and would be required to meet all necessary building requirements.

Staff finds that recognition of the subject property as a legal building lot would allow the property owner to continue the current use of Commercial Nursery and to expand the existing use by being able to build multiple structures, including a residence.

- (2) No exemption shall be approved if development will occur on a topographic or geologic hazard.**

The parcel, according to the Comprehensive Plan is located within an area of Minor Constraint where expansive soils or claystone may occur. Minor Constraint areas are shown on the Geologic Hazards and Constraint Areas Map, where “geologic conditions are such that few geotechnical problems exist and there is no risk or nominal risk related to intensive land uses.” This section of the Comprehensive Plan also states “intensive land uses shall mean those land uses which include: any structures used for supporting or sheltering any human use or occupancy”. Expansive soils are typically mitigated by construction methods.

- (3) No exemption shall be approved by the Board within a Floodplain Overlay District, unless it is determined by the County Engineer that all proposed uses are capable of receiving a floodplain development permit.**

The subject property is not located within the Floodplain Overlay District.

- (4) All proposals for the development of parcels created shall conform to the provisions of Article 7 of the Land Use Code, including but not necessarily limited to access.**

Article 7 of the Boulder County Land Use Code addresses Development Standards, which includes such requirements as water and sewer provisions and storm water management in addition to access standards. The property has an adequate access but does not have a known working well or septic system. If the lot were recognized as a legal building lot, then these items would be required for any residential development.

- (5) Proposed parcel boundaries and development shall be suitably located and sized with respect to the physical characteristics of the land, the character of the neighborhood, and the County’s goals of preserving agricultural and forestry lands.**

Staff defined the surrounding neighborhood for review of the Subdivision Exemption criteria as those parcels along N. 26th Street from the Foothills Parkway/US 36 north to the City of Boulder Open Space lands. There are 15 parcels in this area. Most of the parcels are at least

one acre in size with the subject property being the smallest, and only one other property less than once acre. The other properties increase in size to the largest being public lands. The area is zoned Agricultural, but all the properties are dry lots with rocky soils which limit the agricultural production on the lands. The publically-owned lands are preserved for environmental reasons and are not farmed.

Consequently, the two dominant characteristics in this area are privately owned one-acre properties and larger publicly owned parcels. The subject property would be the smallest lot in the area and therefore not in character with the neighborhood.

The subject lot does offer a more limited agricultural preservation opportunity than the rest of the area, due to the previous use which clearly left significant deposits of rock and debris which greatly limits the future of vegetative growth for grazing or growing other crops. The current property owner has been cleaning up the property but obviously would need to utilize a greenhouse and other raised planter boxes to make the property viable for any agricultural production. The current property owner's proposed use would preserve the agricultural production to the greatest extent, however, recognizing the lot as a legal building lot would also allow for the construction of the residence which could eliminate all the agricultural production on the property due to its size and poor soils.

Staff does not find that this criterion can be met since the property would be the smallest lot in the area.

- (6) Proposed subdivisions involving subdivided land shall go through an exemption plat process if applicable under Section 9-200, below, or subdivision review pursuant to the Subdivision Regulations of Article 5 of this Code.**

The subject parcel is not located within an approved subdivision.

- (7) The proposal shall be in accordance with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code.**

The recognition of two legal building lots where before an illegal division of land there was recognized only one legal building lot is considered an increase in density in the unincorporated County, which is contrary to the Boulder County Comprehensive Plan. Without careful analysis of this issue when reviewing proposed new lots to be recognized, there is a high potential for a significant amount of additional density in the County. There are numerous parcels including mining claims and other small undevelopable remnant pieces whose owners could request that the County Commissioners to also recognize their parcel as a legal building lot through the Subdivision Exemption process. Staff finds the proposed lot recognition to conflict with several adopted plan goals.

In this case, a single legal parcel was split into two parcels, one of which is currently recognized as a legal building lot (4795 N. 26th Street), and the other of which did not meet the minimum lot size at the time of the split (4771 N. 26th Street), and therefore, is not a legal building lot. If the subject 0.88 acre lot were recognized under this exemption process and other similarly situated properties were accorded the same treatment, then any other illegally split properties in the county that did not meet the minimum lot size when they were created could also be recognized. This would result in a significant increase in building lots in the county, contrary to the Land Use Code and the Comprehensive Plan.

Such a policy would also disincentivize other property owners complying with the Land Use Code. The adjacent property owners along N. 26th Street subdivided their property in the

1960's and met the minimum lot size requirements in place at the time by creating lots at least one acre in size, and therefore meet the County regulations. If the County is to recognize illegally created lots such as this, there is no incentive for complying with the Land Use Code since a subdivision exemption would be all that was required to "legalize" an illegal division.

Additionally, if this lot were recognized under the subdivision exemption process, then a further equity issue also arises in that increased density in the rural areas is only currently permitted through the NUPUD process. Through this process, additional units of density may be created only if the County's goals related to resource preservation are achieved. The property owners that have undergone the NUPUD process to create new parcels (and new density in the unincorporated county) may have been unfairly burdened if they may have just created lots smaller than the minimum lot size, then applied for a subdivision exemption to recognize the lots after the fact.

Article 9-100 A. states "The Board of County Commissioners may grant exemptions from the application of the Subdivision Regulations for any subdivision of unsubdivided land which the Board determines, pursuant to this Article 9, is not within the purposes of the Subdivision Regulations, as evidenced in Section 1-300 and Article 5 of this Code..." Section 1-300 is the stated Purpose and Relationship of the Land Use Code to the Boulder County Comprehensive Plan. This states that "this Code is enacted to protect and promote the health, safety, and general welfare of the present and future inhabitants of Boulder County and to guide future growth, development, and distribution of land uses within Boulder County." The control of growth, development, and distribution of Land Uses within Boulder County is directly linked to the required minimum lot size of 35 acres in the Agricultural Zone District and the adopted Subdivision Regulations, which provide for additional growth only under certain circumstances. Examination of lot splits which result in additional development potential are exactly the purpose of the County's Subdivision Regulations.

This subject request should be reviewed under the Subdivision Regulations and examined under those applicable criteria. Staff recognizes that not having a legal building lot precludes additional development on the 0.88 acre property; however, no right has ever existed to develop the 0.88 acre lot separately from the 2 acre lot of which it used to be a part. This does not, however, prevent the applicant from continuing his business by joining the subject property with his property directly to the north and creating a single legal building lot. Staff finds much greater detriment to the broader public welfare to result by recognizing the illegal split and granting this parcel legal lot status.

To avoid increasing density while still helping the applicants achieve their agricultural goals, the Land Use Department has an administrative process that will allow the subject parcel to be combined with the northern property to create a single legal building lot which would have met the minimum lot size when it originally was created in 1964.

Staff notes that, if the Subdivision Exemption were approved, the greenhouse would require a Site Plan Review and would need to obtain building permits; alternatively it could be removed from the property.

RECOMMENDATION:

For the reasons described above, Land Use staff recommends that the Board of County Commissioners **DENY Docket SE-16-0011 Brawner Lot Recognition.**

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MEMO TO: Agencies and adjacent property owners
FROM: Michelle McNamara, Planner II
DATE: September 27, 2016
RE: Docket SE-16-0011

Docket SE-16-0011: Brawner Lot Recognition

Request: Subdivision Exemption to recognize a 0.88 acre parcel as a legal building lot.
Location: At 4771 N. 26th Street, located approximately 1,026 feet north of the intersection of Yarmouth and N. 26th St., in Section 7, T1N, R70W.
Zoning: Agricultural (A) Zoning District
Applicant: Mikl Brawner

A Subdivision Exemption is a waiver of the usual subdivision requirements to allow a Boundary Line Adjustment, a Lot Recognition, a Lot Split, or a Community Facility Lot Split.

This process includes a public hearing before the Boulder County Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Land Use staff and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department, 13th and Spruce, Boulder. If you have any questions regarding this application, please contact me at (303) 441-3930 or mmcnamara@bouldercounty.org.

Please return responses to the above address by **October 14, 2016**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed _____ PRINTED Name _____

Agency or Address _____

Please note that all Land Use Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

mk 525 pd ck 2014a ckk 224
 Shaded Areas for Staff Only
 Intake Stamp
PAID
 AUG 29 2016
 BOULDER COUNTY

Application Form

Project Number SE-16-0011		Project Name 4771 N 26th ST LAND USE		
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input checked="" type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:		Application Deadline: First Wednesday of the Month <input type="checkbox"/> Variance <input type="checkbox"/> Appeal		Application Deadline: Second Wednesday of the Month <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP
Location(s)/Street Address(es) 4771 N 26th St Boulder CO 80301				
Subdivision Name N/A				
Lot(s) N/A	Block(s) —	Section(s) 7	Township(s) 1	Range(s) 70W
Area in Acres 1	Existing Zoning A	Existing Use of Property Growing plants	Number of Proposed Lots	
Proposed Water Supply Cistern - Truck delivered		Proposed Sewage Disposal Method Porta Potty		

Applicants:

Applicant/Property Owner MIKL BRAUNER		Email Address MIKL@HerleguinsGardens.com		
Mailing Address 4795 N 26th St				
City Boulder	State CO	Zip Code 80301	Phone 303-587-4794	Fax 303-485-7715
Applicant/Property Owner/Agent/Consultant		Email Address		
Mailing Address				
City	State	Zip Code	Phone	Fax
Agent/Consultant		Email Address		
Mailing Address				
City	State	Zip Code	Phone	Fax

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <i>[Signature]</i>	Printed Name MIKL BRAUNER	Date 8/25/16
Signature of Property Owner <i>[Signature]</i>	Printed Name Eve Reshetnik Brauner	Date 8/25/16

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Land Use PreApplication Map: Vicinity

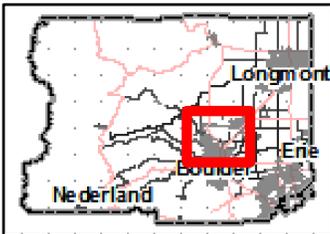
4771 26th

Legend

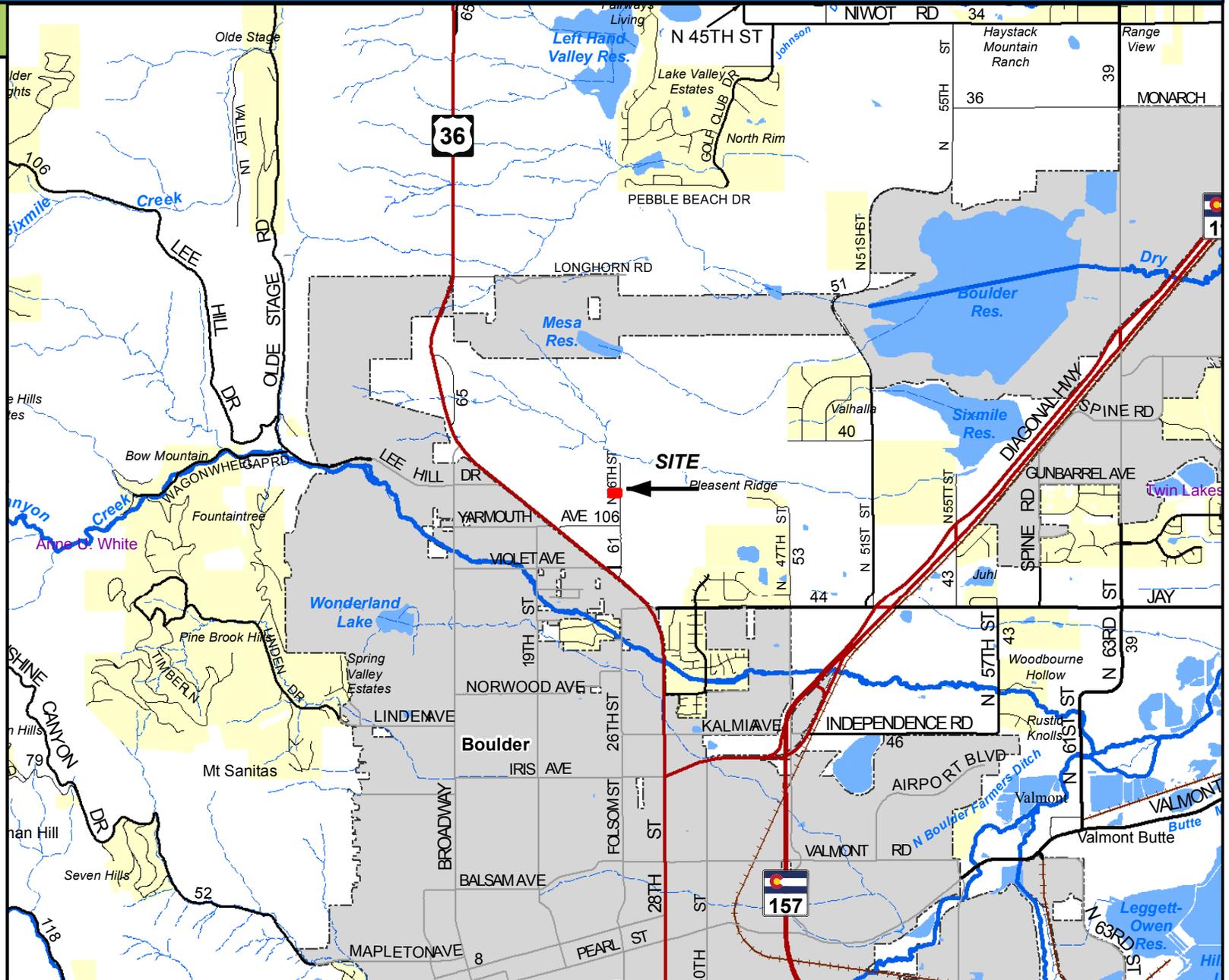
-  Subject Property
-  Intermittent Stream
-  Perennial Stream
-  Municipalities
-  Subdivisions



Area of Detail Date: 6/1/2016



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



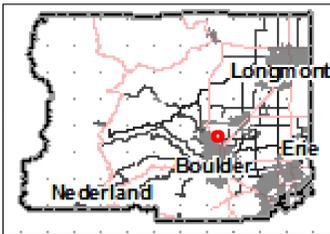


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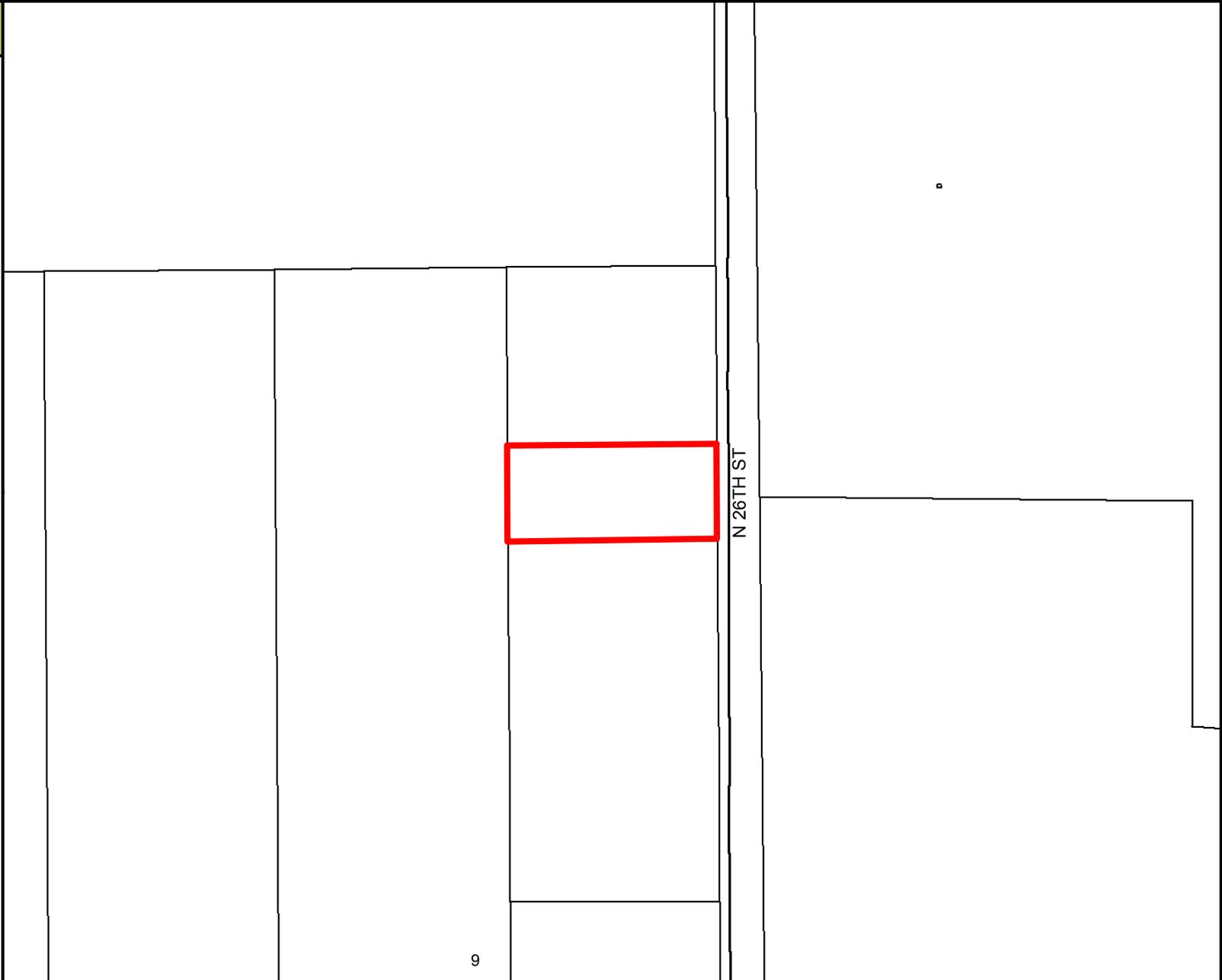
 Subject Property



Area of Detail Date: 6/1/2016



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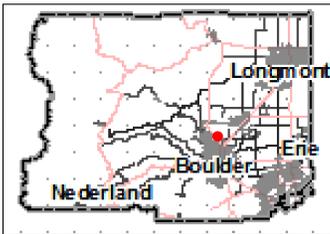


Legend

 Subject Property



Area of Detail Date: 6/1/2016



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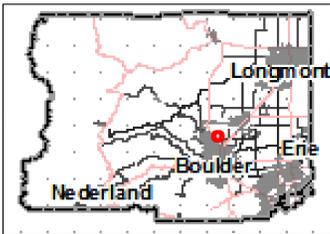


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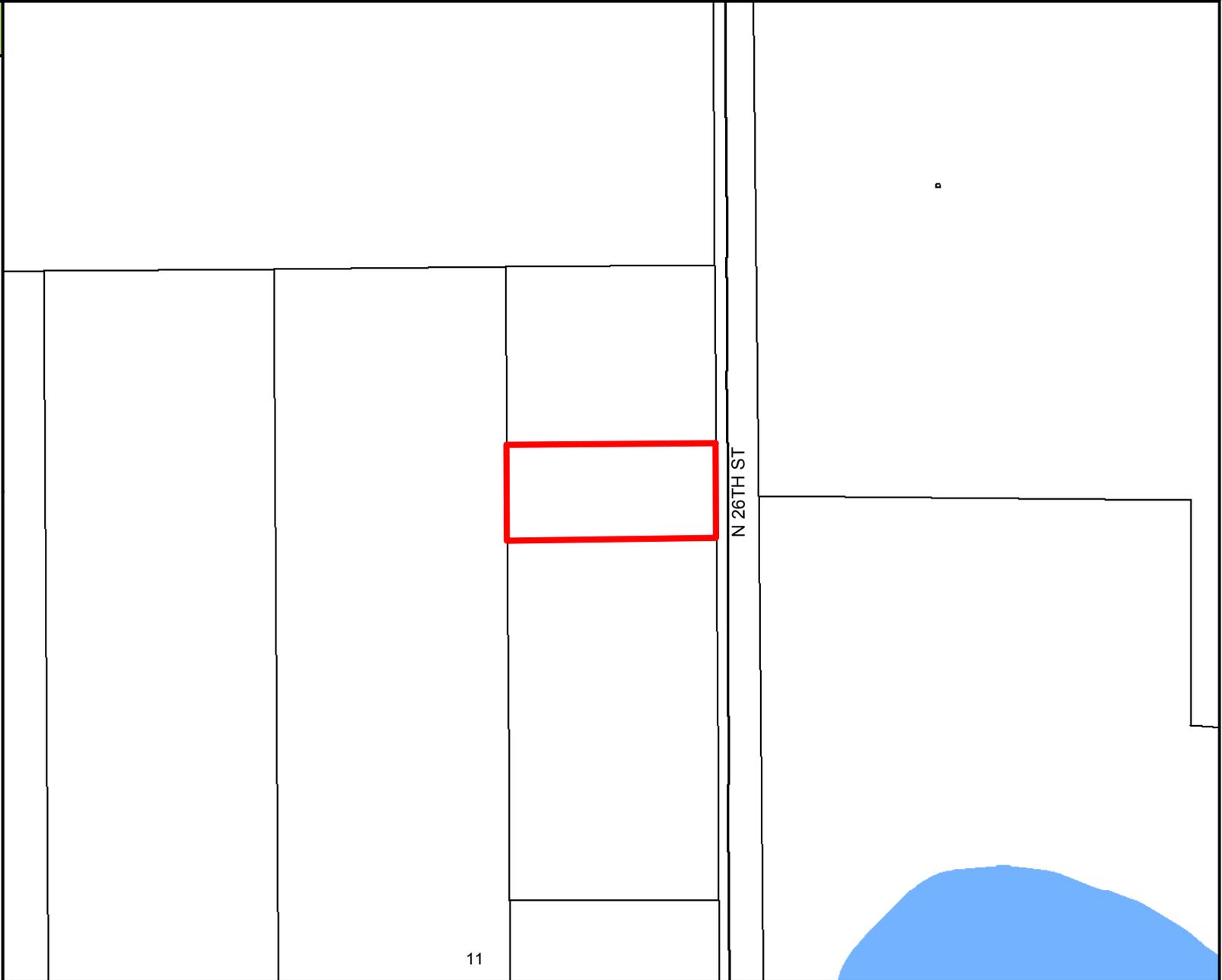
-  Subject Property
-  Wetlands



Area of Detail Date: 6/1/2016



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APPEAL APPLICATION: PROJECT DESCRIPTION

For 25 years, Harlequin's Gardens has been a leader in Boulder County for water-conserving gardening, organic gardening, gardening with natives and other sustainable functions. A year ago, we bought the one acre property adjacent to our nursery with the intention of expanding our potential to grow more of the plants we sell. We were especially motivated to grow plants that are free from pesticides, especially neonicotinoid pesticides which we believe are a threat to the well-being of bees, butterflies and all other insects.

So our plan was to buy the one acre and to build a greenhouse that will not use fossil fuels, because we believe that the time has come to change the way nurseries are adding greenhouse gases to our atmosphere. We have never used toxic pesticides and fungicides and that approach will continue with our new facility. We believe this approach will be good for our local environment, our local community and for our business.

However Boulder County Land Use has determined that our new property is unbuildable, ie, not a legal building lot. This determination prevents us from building our greenhouse and accessory structures. They made this determination because of an illegal lot division that occurred 48 years ago, and was not known to us or to the county until we applied for a building permit.

We believe this determination is unfair and contrary to the goals of the Comprehensive Plan. We see that it serves no advantage to the county, and in fact, prevents a positive expansion of a local, agricultural business, and a model for sustainable nursery development.

Therefore, we appeal to the Boulder County Commissioners to change our lot determination to "buildable" so we can fulfill our sustainable mission and have a chance for our small business to survive financially in Boulder County.

In order to survive, we have built a 20'x55' poly-covered hoop house to start growing plants and begin our business.

DEVELOPMENT REPORT for Appeal Application

9-102

A.

1. we are not asking to create a new parcel; no structures exist
2. there is no topographic or geological hazards
3. the property is not in the floodplain
4. the property has access to a county road
5. the property's intended use is for an agricultural business, growing plants and as a plant nursery is a use-by-right in the agricultural zone. Any possible future residence would also fit in the Agricultural-Residential zoning. Neither use would conflict with current uses or character of the neighborhood.
6. NA
7. The proposal is presumed to be in accordance with the Comp Plan and Codes.



Land Use

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December 16th, 2015

Mikl Brawner
7495 N 26th St
Boulder, CO 80301

LAND USE DIRECTOR'S DETERMINATION THAT PROPERTY IS NOT A LEGAL BUILDING LOT UNDER THE BOULDER COUNTY LAND USE CODE

Dear Mikl:

On behalf of the Director of the Boulder County Land Use Department (the "Director"), I have examined the deeds and other information you submitted and the Boulder County Land Use Code (the "Code"). As a result, I have determined that the land parcel of approximately .94 acres, in Section 07, T1N, R70W, as further described in this letter, is not eligible for designation as a building lot under the Code. This parcel is identified as Assessor ID R0033488 and Assessor Parcel Number 146307000033 and owned by Mikl Brawner and Eve Reshetnik Brawner. It is currently described on the Bargain and Sale Deed recorded February 20, 2015 at reception number 3428959. The parcel is in the Agricultural (A) Zoning District. Based on this determination, the County cannot issue building permits on the parcel for structures and uses that require a legal building lot under the Code.

The parcel is not a legal building lot because:

The subject parcel, 146307000033, was originally part of a larger parcel, recorded in 1951 with Reception number (90)498525 known as Boulder County Assessor's Tract 2448. The deed recorded January 30th, 1964 with Reception number (90)747917, created the parcel known as Boulder County Assessor's Tract 2448A. At this time the subject parcel was still part of a larger parcel that was zoned Residential (R) and required 1 acre for the creation of new parcels per the 1954 Boulder County Zoning Regulations. The deed recorded July 25th 1968 with Reception number (90)885500, created the parcel known as Boulder County Assessor's Tract 2448B and left the subject parcel in its current configuration described as Boulder County Assessor's Tract 2448, less Tract 2448A and Tract 2448B.

In order to be recognized as a legal building lot, the subject parcel, 146307000033, must be merged with the parcel located adjacent to the north, 146307000032, to return the parcel to its last legally existing configuration. This parcel merge would create an approximately 3 acre parcel in the same configuration that it legally existed in 1964 when Tract 2448A was separated from this larger tract.

This determination is based upon the Code in effect at the time of the determination, and any prior County land use regulation affecting the legality of the parcel's creation and its resulting building lot status. If the County amends the Code in the future or additional information becomes available that could alter this determination, the owner/applicant may request another review.

If you disagree with this determination, you may appeal it to the Boulder County Board of Adjustment under Article 4-1200 of the Code. An appeal must be in writing, accompanied by a statement of the basis for the appeal and the required appeal fee. In addition, you must file the appeal *with the Director no later than 30 days after the date of this determination*. The County will consider this determination final if it is not timely appealed.

You may also apply for a subdivision exemption to have the subject parcel approved as a legal building lot under Article 9-100 (Subdivision Exemptions) of the Code. A subdivision exemption application is a request that the County create a legal building lot for the parcel under the Code. You may file a subdivision exemption application with the Land Use Department at any time following a pre-application conference with the Land Use Department staff (see Articles 3-201 and 3-202 of the Code). The Board of County Commissioners decides whether to approve a subdivision application based upon subdivision exemption criteria in the Code (see Article 9-102 of the Land Use Code).

A current version of the Code is online at www.bouldercounty.org/lu/lucode. You may also obtain a paper copy of the Code at the Land Use Department. If you have questions about this determination or about the processes listed above, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Haigh". The signature is written in a cursive, flowing style.

Robert Haigh
Planner I

cc: S7 T1N R70W, Assessor, BLD-15-0143



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street - PO Box 471
 Boulder, Colorado 80302
 Phone: 303-441-3930 - Fax: 303-441-4856
 Email: planner@bouldercounty.org
 http://www.BoulderCounty.org/lu/
 Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Intake Stamp

Subdivision Exemption Parcel Form

Existing Parcel(s)

Description	One	Two	Three	Four	Five
Acreage					
Frontage					
Date Acquired					
Owners					
Date Created					
Existing Improvements					
Date Constructed					
Setbacks Front/Rear	35' / 15'	/	/	/	/
Setbacks Side/Side	7' / 7'	/	/	/	/

Proposed Parcel(s)

Description	One	Two	Three	Four	Five
Acreage					
Frontage					
Setbacks Front/Rear	/	/	/	/	/
Setbacks Side/Side	/	/	/	/	/

Property Owners

Parcel	Address Information		
One	Name	MIKE BRAUNER	
	Address	1600 Spruce Av, Longmont	
Two	Name	Eve Reshetnik - BRAUNER	
	Address	1600 Spruce Land	
Three	Name		
	Address		
Four	Name		
	Address		
Five	Name		
	Address		

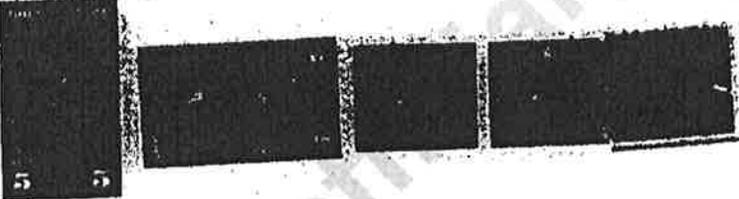
Remarks:

Remarks

THIS DEED, Made this 8th day of January in the year of our Lord one thousand nine hundred and fifty-one between WALTER B. ARNOLD and MARY E. ARNOLD of the County of Boulder and State of Colorado, of the first part, and LIONEL J. BRUNTON of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations ~~XXXXXXXXXX~~, to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

The East half of the East Half of the Southeast Quarter of the Southeast Quarter of Section Seven, Township One North, Range Seventy West of the 6th P. M.;



TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents, they shall seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, except the 1924 taxes due in 1924 which the party of the second part herein assumes and agrees to pay.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of
Walter B. Arnold (SEAL)
Mary E. Arnold (SEAL)

STATE OF COLORADO
County of Boulder
The foregoing instrument was acknowledged before me this 8th day of January A. D. 1951, by Walter B. Arnold and Mary E. Arnold.
My commission expires June 19 1952. Witness my hand and official seal.
Adelaide Warren
Notary Public.

This Deed, Made this 28th day of January in the year of our Lord

one thousand nine hundred and Sixty Four between

L. J. Brunton
of the County of Boulder and State of Colorado, of the first part, and

Jordan
Virgil T. and Mona V. Jordan
of the County of Boulder and State of Colorado, of the second part;

Witnesseth, That the said party of the first part, for and in consideration of the sum of One dollar and other valuable considerations ----- DOLLARS, to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

Beginning at the SE corner of Section 7, T 1 N, R 70 W, thence North along the East boundary of said section a distance of 410 feet to the true point of beginning, thence West and parallel to the South line of said section a distance of 330 feet, thence North along the West boundary of the East half of the East half of the Southeast quarter of the Southeast quarter of said section a distance of 520 feet, thence East and parallel to the South line of said section a distance of 330 feet, thence South along the East line of said section to the true point of beginning.

Less right-of-ways for Boulder County roads.



Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and to Hold the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said party of the first part, for himself heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the enrolling and delivery of these presents, well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
L. J. Brunton Seal
Seal
Seal



STATE OF COLORADO,
County of Boulder } ss. The foregoing instrument was acknowledged before me this 28 day of January, 1964,
*by L. J. Brunton

Witness my hand and official seal.
My commission expires March 31, 1964
Donald E. Clements
Notary Public

*If acting in official or representative capacity, insert name and also office or capacity and for whom acting.

THIS DEED, Made this 6th day of May, 1968, between
 L. J. Brunton
 of the County of Boulder and State of Colorado, of the first part, and
 Mrs. Joe Joratz
 of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One dollar and other valuable considerations----- DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to wit:

The North two acres of the following described tract of land.

The E 1/2 of the E 1/2 of the SE 1/4 of the SE 1/4 of Section 7,
 T. 1 N., R. 70 W. of the 6th P.M.
 Less county road.

T. ~~2448~~
 2448-

Unofficial Copy

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party of the second part, her heirs and assigns forever. And the said party of the first part, for himself his heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, her heirs and assigns, that at the time of the enrolling and delivery of these presents well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has herunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

L. J. Brunton [SEAL]

_____[SEAL]
 _____[SEAL]

JUL 25 1968



Transportation Department

2525 13th Street, Suite 203 • Boulder, Colorado 80304 • Tel: 303.441.3900 • Fax: 303.441.4594
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

October 7, 2016

To: Michelle McNamara, Planner II, Land Use Department
From: Chad Schroeder, Development Review Planner
Subject: Docket # SE-16-0011: Brawner Lot Recognition

The Transportation Department has reviewed the above referenced docket and has the following comments:

1. The subject parcel is located adjacent to North 26th Street, which is a County-owned and maintained gravel road with a Functional Classification of Local.
2. The existing driveway access is roughly 16 feet wide and complies with the Boulder County Multimodal Transportation Standards.

This concludes our comments at this time.



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

MEMO TO: Agencies and adjacent property owners
FROM: Michelle McNamara, Planner II
DATE: September 27, 2016
RE: Docket SE-16-0011

Docket SE-16-0011: Brawner Lot Recognition

Request: Subdivision Exemption to recognize a 0.88 acre parcel as a legal building lot.
Location: At 4771 N. 26th Street, located approximately 1,026 feet north of the intersection of Yarmouth and N. 26th St., in Section 7, T1N, R70W.
Zoning: Agricultural (A) Zoning District
Applicant: Mikl Brawner

A Subdivision Exemption is a waiver of the usual subdivision requirements to allow a Boundary Line Adjustment, a Lot Recognition, a Lot Split, or a Community Facility Lot Split.

This process includes a public hearing before the Boulder County Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Land Use staff and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department, 13th and Spruce, Boulder. If you have any questions regarding this application, please contact me at (303) 441-3930 or mmcnamara@bouldercounty.org.

Please return responses to the above address by **October 14, 2016.**

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed *Mikl Brawner* PRINTED Name MIKL BRAUNER
Agency or Address 4771 + 4795 N 26th Boulder 80301

Please note that all Land Use Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.



Land Use

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Please return responses to the above address by **October 14, 2016.**

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed *Mikl Brawner* PRINTED Name MARK GERSHMAN
Agency or Address CITY of Boulder OSMP

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Please return responses to the above address by **October 14, 2016**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed *Sarah Brucher* PRINTED Name Sarah Brucher
Agency or Address Division of Water Resources

Please note that all Land Use Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

October 5, 2016

Michelle McNamara, Planner II
Boulder County Land Use Department
Transmission via email: mmcnamara@bouldercounty.org

Re: Brawner Lot Recognition
Docket SE-16-0011
Sec. 7, T1N, R70W, 6th P.M. (4771 N. 26th Street)
Water Division 1, Water District 6

Dear Ms. McNamara:

We have reviewed the above referenced Subdivision Exemption to recognize an existing 0.88-acre parcel as a legal building lot. The submitted material does not qualify as a "subdivision" as defined in C.R.S. § 30-28-101(10)(a). Therefore, pursuant to the State Engineer's March 4, 2005 memorandum to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this property or the ability of the water supply plan to satisfy any County regulations or requirements.

The parcel is currently vacant land. The property is intended to be used by the adjacent Harlequin's Gardens for growing plants for their nursery. The applicant proposes to construct a greenhouse and accessory structures. Water will be provided to the site from a cistern to be filled by water delivered by truck. The property is also zoned to allow a single-family residence. It is anticipated that, upon approval of the subdivision exemption, this lot would qualify for a well permit that could be used inside one single-family dwelling, with no irrigation or other outside use allowed.

This office has no objection to the proposed subdivision exemption. If you or the applicant have any questions regarding this matter, please contact Sarah Brucker of this office for assistance.

Sincerely,

Tracy L. Kosloff, P.E.
Water Resource Engineer





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

October 13, 2016

Boulder County Land Use
PO Box 471
Boulder, CO 80306

Attn: Michelle McNamara

Re: Brawner Lot Recognition, Case # SE-16-0011

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the subdivision exemption documentation for **Brawner Lot Recognition**. Please be aware PSCo owns and operates existing overhead and underground electric distribution facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line** at <https://xcelenergy.force.com/FastApp/register> so you can track your application) **or** 1-800-628-2121 and complete the application process for any new electric service or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

McNamara, Michelle

From: Webb, Jeff
Sent: Thursday, October 06, 2016 8:54 AM
To: McNamara, Michelle
Subject: SE-16-0011 Brawner Lot Recognition

Michelle,
Boulder Rural has no objection to the lot recognition.

Jeffrey Webb
Deputy Chief
Boulder Rural Fire Rescue
6230 Lookout Road
Boulder, CO 80301-3319
303-530-9575 x 103



McNamara, Michelle

From: LEONARD E SITONGIA <sitongia@me.com>
Sent: Sunday, November 20, 2016 12:10 PM
To: McNamara, Michelle
Cc: Guzy Christine
Subject: SE-16-0011 Brawner Lot Recognition

Hello Ms. McNamara,

We are long-time customer of Harlequin's Garden and would like to write in favor of their application for a subdivision exception for this land. They seem to be a fairly low-budget local business, so we think that the Land Use department's solution for them, to purchase the adjacent land, puts too large of a burden on them and is unrealistic. The business is well-recognized in the area as a very environmentally-conscious nursery and we are fortunate to have them as an alternative to the big box stores. We urge the County Commissioners to grant this exception.

We assume that our comments here will be given to the County Commissioners. If that is not the case, please let us know.

Thank you.

Leonard Sitongia & Christine Guzy
7309 Pebble Ct
Niwot, CO 80503
303-442-8789

McNamara, Michelle

From: Wufoo
Sent: Sunday, November 20, 2016 2:42 PM
To: #LandUsePlanner
Subject: Ask a Planner - Web inquiry from Kirk Cunningham - SE-16-0011

Boulder County Property Address : 4771 N. 26th St If your comments are regarding a specific docket, please enter the docket number: SE-16-0011

Name: Kirk Cunningham

Email Address: kmcunnin@juno.com

Phone Number: (303) 939-8519

Please enter your question or comment: The Brawner landscaping facility is a very important source of organically-grown plants and trees in the Boulder area. It's a modest facility that can benefit from expansion because they business in Boulder is expanding. Our family has bought several types of plants from them. I realize that the County needs to be careful about how it treats changes in use that go outside existing restrictions, but I would request that County staff and Commissioners give this applicant some breaks to allow their business to grow. Thanks Public record acknowledgement: I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

McNamara, Michelle

From: Sven Jorgensen <ochotona9@yahoo.com>
Sent: Friday, October 14, 2016 1:14 PM
To: #LandUsePlanner
Subject: Comment Docket #SE-16-0011

Dear Planning Department,

I am writing to offer comment on the Proposal to allow a Subdivision Exemption to recognize a 0.88 acre parcel as a legal building lot at the location of 4771 N 26th St, 80301.

I have known Michael at Harlequin Gardens for about 11 years. I can tell you that I was absolutely thrilled when he purchased the lot at 4771 N 26th St, which was a junkyard for the entire time that I have lived in this neighborhood and served no discernible purpose other than the storage of rusted out car bodies, tires, and various other accumulated junk possessed by the previous lot owner.

I can not imagine a better scenario than to have this lot purchased by Michael and used to fulfill the vision of Harlequin Gardens.

Michael has worked tirelessly and at great personal sacrifice, simply to try to promote sustainability here in Boulder County. He easily could have earned much more money engaging in more traditional nursery activities, but his values are for sustainability and so he has been a leader and incredible community resource in supporting the cultivation and propagation of low water, native, and drought resistant plants. He is truly a treasure here in Boulder County for the vast knowledge and expertise he shares with people from all over the county.

Moreover, his values and goals are completely in line with the perceived values and goals of Boulder County. Boulder County is a national leader in promoting ideas of sustainability and high quality of life. Michael's contribution to our county, and the Western States at large, in promoting sustainable, arid habitat, landscaping and agriculture is not to be underestimated. As a living, breathing resource, he is one of the many thought leaders in this county who are helping to promote a sustainable future for humanity.

In my many conversations with Michael, he has talked a great deal about the legacy that he wants to leave and the contribution that he wants to offer to the world. He has in mind the construction of highly energy efficient greenhouses that are partially sunken construction, that will offer sustainable food production solutions in our climate zone. Food production is a huge issue in terms of global environmental sustainability. In order for humanity to survive the next century in good stead, we absolutely must continue to promote local, sustainable, food production and consumption. We simply can't afford the carbon footprint of shipping apples from New Zealand and Argentina so that we can eat them here in Boulder in the dead of winter.

Michael is working to demonstrate how we can have sustainable food production. He is not a mega corporation, he is not big agriculture, and he is not motivated by simply trying to extract maximum profit in whatever way he can. He is one human being doing his best to help improve the fate of our planet by toiling day in and day to demonstrate how we can do better.

In order to fully realize the ultimate vision of Harlequin Gardens, and to fully demonstrate what is possible with local agriculture, Michael needs permission to build permanent structures on this parcel at 4771 N 26th St.

I would hope that Boulder County, recognizing the value of this project and how well aligned it is with the values of our community, would approve this exemption as speedily as possible.

The parcel has already been incredibly improved from its previous incarnation as a junkyard, and we in this neighborhood are incredibly fortunate that Michael, and not someone with more selfish vision, was the one to purchase the parcel. If the county allows for this exemption so that Michael can move forward with his project, great benefit will extend to the neighborhood and more importantly, to our entire county and the world at large, as we continue to lead the way in pioneering agricultural sustainability.

With whole hearted enthusiasm I ask that Boulder County Land Use Department approve the exemption in question and support Michael in being able to make his contribution to long term sustainability.

Thank you for your consideration,

Sven Jorgensen

Sven Jorgensen
Visionary Circus Arts
www.svenjorgensen.com
720-564-9805

Fierce Angel Racing
www.FierceAngelRacing.com

County Commissioner's Meeting: background information

- 1) The Brawners purchased the one acre lot next to Harlequin's Gardens in 2015. When they applied for a building permit, the Boulder County Land Use Department designated the one acre property as "unbuildable" because it had been illegally divided in 1968. We are asking the County Commissioners to give us a subdivision exemption to recognize the lot as a legal building lot.
- 2) No one knew about this until Mikl and Eve Brawner bought the land and applied for a building permit. Land Use did not know, the Title Company did not know and there was nothing that we found in the public record.
- 3) Why is the solution to this problem to declare our land unbuildable? Why does this error which occurred 48 years ago give them the power to take away our property rights: the right to resell the land we bought and the right to build a residence? This mistake was not our fault. Why should we be punished economically for it?
- 4) The Land Use Department will make our two properties buildable if we agree to merge them into one. Why is this unacceptable to us? Merging them will take away our right to sell that 1 acre property and business separately. As we considered the investment in an expansion, we figured we could borrow money and invest if, in 10 years, we could sell that land and retire. Like most ag businesses, we cannot save enough money to retire. The other reason why merging the two properties is unacceptable is that we would lose the right to build an apartment for our greenhouse manager because there is already a house on the 2 acre property. Being able to provide housing for our agricultural worker is a long-accepted model for how to benefit both owner and worker. It is very beneficial for the greenhouse manager to live on site to be able to watch over the plants and respond to emergencies of weather and pests.
- 5) What would have happened if we had not bought that one acre property? No one else could have bought it if merging with the Brawner property is the only solution. No one would have spent the \$10,000 necessary to clean up the huge trash mess that the Brawners spent, cleaning up the biggest eyesore in North Boulder.
- 6) The Land Use Department sees our development on the property as "intensive agriculture" and therefore not desirable. The land is zoned agricultural, and a plant nursery is a use-by-right in an agricultural zone. This land is too rocky to farm and lacks the water to grow crops in the ground. Harlequin's Gardens grows thousands of plants in containers which is the only practical agricultural use in this agricultural zone.
- 7) What is our intended use of that 1 acre? And how will it affect Boulder County? Harlequin's Gardens has a 25 year history of growing plants without chemical fertilizers and without toxic pesticides and herbicides. We are planning to build a 30' x 100' greenhouse that uses no fossil fuels and to grow pesticide-free natives, Colorado-adapted ornamental plants,

berry bushes, fruit trees, organic veggie starts and herbs. These plants will not poison our pollinators and earthworms, will not leach chemicals into our water and will not carry toxins home to our citizens, children and pets. This project will reduce the carbon footprint of gardening for 9000 local gardeners. It will bring in more sales and property taxes than one acre of corn and it will support a local agricultural business that will employ even more workers. AND our little enterprise will be an example and a model for how to grow food year-round and how to produce plants sustainably.

- 8) Boulder County Land Use claims that our development of this one acre property will increase density beyond what is currently allowed. Will merging the properties improve a density situation? There are several other one acre properties in our neighborhood. AND how long before our area is rezoned multi-family? It is unlikely that as close to Boulder as we are and as much as Boulder needs more affordable housing, it is unlikely to be more than 10 years before it is rezoned. And then what would be the problem of having a developed eco-agricultural center in its midst to teach people how to garden sustainably?
- 9) Harlequin' Gardens has a 25 year history of demonstrating and teaching sustainability. We have been promoting water conservation with classes and demonstration gardens. In fact, we have been the only public xeriscape demonstration gardens in Boulder for 20 years. We have never used toxic pesticides or chemical fertilizers and have taught thousands of gardeners how to do that with the safe products we sell. We have always composted and recycled and none of our greenhouses are heated by propane or natural gas. We offer and promote the use of organic veggie and fruit starts and teach classes on how our local gardeners can produce their own organic food.
- 10) In short Harlequin's Gardens is a local, sustainable agricultural business that is an asset to Boulder County. Judging by the statements in our Comprehensive Plan, we would think that we are just the kind of sustainable agricultural and ecological business Boulder County would want to attract and support. What is the advantage to Boulder County in holding us back?