



# Land Use

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

**September 21, 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 17, 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 BVCP-15-0001: Boulder Valley Comprehensive Plan Land Use Designation Change Requests**

Planning Commission will deliberate and decide on public requests for land use designation changes submitted as part of the Boulder Valley Comprehensive Plan Five Year Major Update. The requests are for land use designation changes at 3261 3rd Street (Request #25), 2801 Jay Road (Request #29), and 6655 and 6500 Twin Lakes Rd., 0 Kalua Rd. (Requests #35 and #36). The decisions follow a joint Planning Commission-Board of County Commissioners public hearing on these matters that took place on August 30. (*Action requested: Decision. No public testimony will be taken.*)

(Staff: Dale Case - Land Use Director, Boulder County; Nicole Wobus - Long Range Planning and Policy Manager, Boulder County Land Use; Pete Fogg - Senior Planner, Boulder County Land Use; Steven Giang - Planner I, Boulder County Land Use; David Driskell - Executive Director, City of Boulder Planning, Housing + Sustainability (PH+S); Susan Richstone - Deputy Director for Planning (City of Boulder PH+S); Lesli Ellis - Comprehensive Planning Manager (City of Boulder PH+S); Jay Sugnet - Senior Planner (City of Boulder PH+S); Jean Gatza - Senior Planner (City of Boulder PH+S); Caitlin Zacharias - Associate Planner (City of Boulder PH+S))

**4. 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)

**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. Table to October 19, 2016 Planning Commission.~~*)

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

**6. 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 Board of County Commissioners. Public testimony will be taken.*)

(Staff: Dave Webster, Transportation Department)

**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.