



Land Use

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

MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

WEDNESDAY, OCTOBER 16, 2019 AT 1:30 P.M.

MEETINGS ARE HELD IN THE THIRD FLOOR HEARING ROOM, COUNTY COURTHOUSE
1325 PEARL STREET, BOULDER, COLORADO

This agenda is subject to change. Please call ahead to confirm an item of interest (303-441-3930). Public comments are taken at meetings designated as Public Hearings. For special assistance, contact our ADA Coordinator (303-441-3525) at least 48 hours in advance.

To access the video streams for all Planning Commission meetings, please go to <http://bouldercountyco.igmp2.com>

Call to Order

Roll Call

Approval of Minutes/Miscellaneous Business

Staff Updates

Items

1. **Study Session: E-Bike Pilot Research Outcomes and Potential BCCP Update to Passive Recreation Definition**

Public Hearing

In the Open Space Element of the Boulder County Comprehensive Plan, passive recreation is defined, in part, as non-motorized. In the wake of a change in Colorado state law addressing how e-bikes are classified and where they are allowed, county staff conducted a year of public outreach about e-bikes in 2018. At the end of 2018, the Boulder County Commissioners directed staff to allow e-bikes on certain plains trails on a pilot basis in 2019. During the course of this year, staff has conducted research including surveys of trail users, a county-wide telephone survey, a bicycle speed observation study, and a literature review of recreation conflict and e-bike studies. Boulder County Parks & Open Space staff will review the results of the research, and present options for considering amending the definition of passive recreation in the Boulder County Comprehensive Plan Open Space Element.

Action Requested: None, Information item only

Public testimony will be taken

Staff Planner(s): Nicole Wobus, Tina Nielsen

2. **Docket SU-19-0001: Denver Water Multipurpose Communications Tower**

Public Hearing

Request:	Denver Water proposes installing a new multipurpose communications tower to provide greater bandwidth and improve service coverage at the Gross Dam facility.
Location:	4121 Gross Dam Road, approximately .5 miles south of the intersection with Flagstaff Rd., in Section 19, Township 1S, Range 71W.
Zoning:	Forestry (F) Zoning District
Applicant/Property	City & County of Denver, Denver Water Board

Owner:

Agents: Joe Kramer, Pericle Communications Co. & Ashley
Christensen, Charles Steckly Architecture

Action Requested: Recommendation to BOCC

Public testimony will be taken

Staff Planner(s): Marc Ambrosi

**3. Transportation Master Plan Update
Public Hearing**

Boulder County Transportation Staff will provide to Planning Commission an overview of the draft Transportation Master Plan (TMP). Staff will summarize both the TMP Technical Report and TMP Summary Report.

Action Requested: None, Information item only

Public testimony will be taken

Staff Planner(s): Stacey Proctor, Jeff Maxwell

**4. Dockets BCCP-18-0004 & BCCP-18-0005: Boulder County Comprehensive Plan
Housing and Economics Elements
Public Hearing**

The Land Use Department is updating the Housing and Economics elements of the Boulder County Comprehensive Plan (BCCP). The current Housing and Economics elements of the BCCP are from 1983 and 1987, respectively. Given the interdependent nature of housing and economic trends in the region, staff is updating both elements to reflect the county's policy vision in light of current conditions and best planning practices. On May 30, 2019, staff presented draft policy language and topics for consideration for the updated Housing and Economics elements to both the Board of County Commissioners and Planning Commission at a joint study session. Housing topics of discussion included diversity of housing choice, preservation of existing housing stock, the nexus between transportation and housing, agricultural worker housing, and housing for seniors and vulnerable populations. Economics topics of discussion included recreation, tourism, preservation of rural character, public/private partnerships, agriculture, and economic viability. The study session, along with subsequent internal and external referrals, informed revisions to proposed goals and policies. Staff will present the updated Housing and Economics elements to Planning Commission with a recommendation for approval at the October 16 Planning Commission meeting. Additional information is available at: <http://bit.ly/bccp-housing-economics>.

Action Requested: Decision

Public testimony will be taken

Staff Planner(s): Nicole Wobus, Christy Wiseman

Adjournment

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