



# Community Planning & Permitting

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## MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

WEDNESDAY, MAY 20, 2020 AT 1:30 P.M.

**PLEASE NOTE:** Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission webpage in advance of the hearing ([www.boco.org/PC](http://www.boco.org/PC)).

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the date and time specified above. All persons interested in the following items are requested to participate in such hearing and aid the Commission members in their consideration.

Information regarding how to participate in this virtual meeting will be available on the Planning Commission webpage in advance of the hearing (approximately May 13) at [www.boco.org/PC](http://www.boco.org/PC). There will be opportunity to provide public comment remotely on the subject dockets during the respective virtual Public Hearing portions for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to [planner@bouldercounty.org](mailto:planner@bouldercounty.org). Please include the docket number of the subject item in your communication. Call 303-441-3930 or email [planner@bouldercounty.org](mailto:planner@bouldercounty.org) for more information.

### Call to Order

### Roll Call

### Approval of Minutes/Miscellaneous Business

Approval of meeting minutes from April 15, 2020.

### Staff Updates

### Items

1. **Docket SI-18-0003: City of Boulder - Boulder Interceptor Sewer Relocation Public Hearing**

Request: Areas and Activities of State Interest (1041) review for the relocation and replacement of the City of Boulder sewer interceptor line. The project includes replacing an existing 42-inch diameter concrete pipe with a 54- to 66-inch pipe to increase capacity and to relocate the line to an area less susceptible to flood damage and erosion.

Location: 4045 and 4049 N. 75th St. (146313300002), 3893 N. 75th St. (146313300005, 146314000030), 6936 Jay Rd. (146314000040), 0 RR (146322009001), 5823 Valmont Rd. (146322300003), 0 Valmont Rd. (146322300015), 6005 Valmont Rd. (146322400011), 5973 and 3131 Indian Rd. (146322400014), 3180 61st St. (146322400021), 3152 Indian Rd. (146322400028), 3262 N. 61st St. (146322400032, 146322400033), 0 Valmont Dr. (146323000001), 6405 Valmont Rd. (146323000006), 3897 N. 75th St. (146324000008), 0 N.

75th St. (146324000009), & 5880 Butte Mill Rd. (146327000003), 6017 Valmont Rd. (146322400012), 6025 Valmont Rd. (146322400013), 5987 Valmont Rd. (146322400029), 6033 Valmont Rd. (146322400034), 6095 Valmont Rd (146322400038), 6327 Valmont Rd. (146323000017), 6379 Valmont Rd (146323000030), 6379 Valmont Rd. (146323000031), and 6423 Valmont Rd. (146323000032), near the intersection of Stazio Drive and Valmont Road continuing northeast to approximately 1,500 feet south of the intersection of Jay Road and Carter Trail, in Sections 13, 14, 22, 23, 24, and 27, Township 1N, Range 70W.

Zoning: Agricultural (A), General Industrial (GI), Light Industrial (LI), Manufactured Home (MH), Rural Residential (RR), Suburban Residential (SR) Zoning Districts

Applicant: Cole Sigmon, City of Boulder

Potentially Affected Property Owners: City of Boulder, County of Boulder, Daniel J. & Cindy Lisco, Regional Transportation District, Cullen Elizabeth, Indian Road Partners Ltd, Loveland Ready Mix Concrete Inc., Hugh & Lee Ann McGinty Revocable Trust, Valmont Community United Presbyterian Church, State of Colorado, Western Disposal, Inc., Hogan Keeter LLC, Gail Bishop, Lisa Elaine Holmquest, Steve Dunn & Lynn Rodenhizer, Veronica Ibarra, Butte Blacksmith Llc, John R Botterill Jr & Jan M Houck, Valmont Properties Llc, Harley I Jr & Joy E Keeter, Benjamin C & Mary Kay Keeter.

Agent: Amber Dedus, Burns & McDonnell Engineering Company Inc.

Website: [www.boco.org/SI-18-0003](http://www.boco.org/SI-18-0003)

*Action Requested: Recommendation to BOCC*  
 Public testimony will be taken  
 Staff Planner(s): Sean Gambrel

**2. Docket V-20-0002: Ryan Vacation**

**Public Hearing**

Request: Request to vacate a portion of the Eastview Drive platted right-of-way, increasing the lot size from 0.88 acres to approximately 0.92 acres.

Location: At 1375 Eastview Drive, Lot 45 Crestmoor, located on the north end of Eastview Drive, approximately 250 feet from its intersection with Crestmoor Drive, in Section 35, Township 1N, Range 70W.

Zoning: Estate Residential

Applicant/Property Owner: Daniel P. Ryan

Website: [www.boco.org/V-20-0002](http://www.boco.org/V-20-0002)

*Action Requested: Recommendation to BOCC*  
 Public testimony will be taken  
 Staff Planner(s): Jean (Raini) Ott

**3. Docket V-20-0003: Walter Vacation**

**Public Hearing**

Request: Request to vacate the Hill Street right-of-way east of Lot 5, Block 9 and west of Grove Street.

Location: 350 Gold Run Street, 351 & 391 Grove Street, and Parcel No. 145912009001, located south of Gold Run Street and on the west side of Grove Street, Lots 1-5, Block 9 and Lot 1, Block 17 of the Gold Hill Townsite in Section 12, Township 1N, Range 72W.

Zoning: Historic (H)

Applicants/Property Robert Dale and Lynne Yvonne Walter

Owners:

Website: [www.boco.org/V-20-0003](http://www.boco.org/V-20-0003)

*Action Requested: Recommendation to BOCC*

Public testimony will be taken

Staff Planner(s): Jean (Raini) Ott

**4. Docket BCCP-20-0001: Geologic Hazard Mapping-Related Amendments  
Public Hearing**

The Community Planning & Permitting Department is updating the Geology Element of the BCCP to incorporate improved geologic hazard and constraint mapping that represents the best available data on a range of geologic hazard features present in the county. The mapping was prepared with grant funds following the 2013 extreme rain event. That event changed the landscape, making some areas more susceptible to geologic hazards, and it increased awareness of the importance of understanding the geologic hazards and constraints present in the county. The proposed geologic hazard and constraint mapping will help ensure that properties are developed in a manner that addresses those risks. Minor revisions to the Geology Element of the BCCP also include updates to the definitions and policy sections of the element and a new guidelines table and map for providing further guidance when reviewing development on properties with potential geologic hazards. Final revisions to the Geology Element incorporate feedback obtained from public hearings held by Planning Commission and the Board of County Commissioners on February 19, 2020 and March 31, 2020 respectively.

Website: [www.boco.org/BCCP-20-0001](http://www.boco.org/BCCP-20-0001)

*Action Requested: Decision*

Public testimony will be taken

Staff Planner(s): Chad Endicott

**5. Docket BCCP-20-0002: Document Template Conversion-Related Amendments  
Public Hearing**

The Community Planning & Permitting Department has converted the BCCP document to a new graphic template to update the look and feel of the document and provide design consistency. Along with the graphics refresh, amendments to the document Introduction and overall organization are proposed. Final revisions to BCCP-20-0002 incorporate feedback obtained from public hearings held by Planning Commission and the Board of County Commissioners on February 19, 2020 and March 31, 2020 respectively.

Website: [www.boco.org/BCCP-20-0002](http://www.boco.org/BCCP-20-0002)

*Action Requested: Decision*

Public testimony will be taken

Staff Planner(s): Molly Marcucilli

**Adjournment**