Due to COVID-19, Planning Commission hearings are currently being held virtually. Information regarding how to participate will be available on the Planning Commission webpage approximately one week prior to the hearing at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 323 7146

This agenda is subject to change. Please call ahead (303-441-3930) or check the Planning Commission webpage to confirm an item of interest. For special assistance, contact our ADA Coordinator (303-441-3525) at least 72 hours in advance.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion 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. Please reference the docket number of the subject item in your communication.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS
   3.1. Approval of meeting minutes from April 20, 2022
4. NOMINATION OF OFFICERS
5. STAFF UPDATES
6. ITEMS
   6.1. Docket SD-22-0001: Niwot Hills TDR PUD Subdivision Filing 3
       Public testimony will be taken.
       Request: Request for a combined preliminary plan and final plat for the creation of eleven lots within the planned unit development of Niwot Hills using Transferable Development Rights.
       Location: 6775 Niwot Hills Drive, TRACT 1 NIWOT HILLS TDR PUD FILING 2, NE 1/4 of Section 32, Township 2N, Range 69W.
       Zoning: Agricultural (A) Zoning District
       Applicants/Owners: Michael Markel, Ridgeline Development Corporation, and Niwot Hills LLC
       Website: https://boco.org/SD-22-0001
       Action Requested: Recommendation to BOCC
       Staff Planner: Pete L’Orange
7. ADJOURNMENT
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 (approximately June 8, 2022) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 323 7146.

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

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion 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. Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

**Docket SD-22-0001: Niwot Hills TDR PUD Subdivision Filing 3**
Request for a combined preliminary plan and final plat for the creation of eleven lots within the planned unit development of Niwot Hills using Transferable Development Rights. The application is submitted by Michael Markel, Ridgeline Development Corporation, and Niwot Hills LLC (applicants/property owners). The proposal is in the Agricultural zoning district at 6775 Niwot Hills Drive, TRACT 1 NIWOT HILLS TDR PUD FILING 2, NE 1/4 of Section 32, Township 2N, Range 69W.
Website: https://boco.org/SD-22-0001

Detailed information regarding this item is available online at https://boco.org/cpp or you may contact the Community Planning & Permitting Department (planner@bouldercounty.org / 303-441-3930) to request application materials or view them at our office (2045 13th Street, Boulder) during our open public hours.

It is Boulder County policy to make county programs, meetings, activities, and services accessible to individuals with disabilities, according to the Americans with Disabilities Act. If you need special assistance, contact the ADA Coordinator at 303-441-3525 at least 72 hours before the scheduled event.
PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: June 15, 2022
TIME: 1:00 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 (approximately June 3, 2022) at https://pdcoc.org/PC. To join the meeting by phone, dial 1-833-560-2804 (toll-free) and enter the Webinar ID: 149.923.7146.

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

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion 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. Please reference the dockets number of the subject item in your communication. Call 303-441-3920 or email planners@bouldercounty.org for more information.

Docket SD-22-0001: Niwot Hills TDR PUB Subdivision Filing 3
Request for a combined preliminary and final plat for the creation of eleven lots within the planned unit development of Niwot Hills using Transferable Development Rights. The application is submitted by Michael Market, Ridgeview Development Corporation, and Niwot Hills LLC (applicants/property owners). The proposal is to locate the 11 lots in the Agricultural zoning district at 8776 Niwot Hills Drive, TACT 1, NIWOT HILLS TDR PUB FILING 3, NE 1/4 of Section 32, Township 3N, Range 69W. Website: https://bdcoc.org/SD-22-0001

Detailed information regarding this item is available online at https://bdcoc.org/PC or by calling the Community Planning & Permitting Department at 303-441-3920 to request application materials or view them at our office (2845 13th Street, Boulder) during our open public hours.

It is Boulder County policy to make county programs, meetings, activities, and services accessible to individuals with disabilities, according to the Americans with Disabilities Act. If you need special assistance, contact the ADA Coordinator at 303-441-3929 at least 72 hours before the scheduled event.

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Prairie Mountain Media, LLC
PUBLISHER'S AFFIDAVIT
County of Boulder
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of
Prairie Mountain Media LLC, publisher of the
Longmont Times Call.

2. The Longmont Times Call is a newspaper
of general circulation that has been published
continuously and without interruption for at least
fifty-two weeks in Boulder County and
meets the legal requisites for a legal newspaper

3. The notice that is attached hereto is a true copy,
published in the Longmont Times Call
in Boulder County on the following date(s):

Jun 1, 2022

Melissa Najera
Signature

Subscribed and sworn to me before me this

1st day of June 2022

Shayla Najera
Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1050753
Ad Number: 1895564
Fee: $52.20
MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

June 15, 2022, 3:00 p.m.
Virtual PC Meeting

Commissioners Present: Ann Goldfarb
                    Sam Libby, Chair
                    Sam Fitch
                    Gavin McMillan
                    Mark Bloomfield, Vice Chair
                    Dave Hsu
                    Chris Whitney

Commissioners Excused: Lieschen Gargano
                      Conor Canaday

1. CALL TO ORDER
The meeting was called to order at approximately 3:04 p.m. by Chair Sam Libby.
Ann Goldfarb joined the meeting at 3:01 pm.
Sam Libby, Chair joined the meeting at 3:01 pm.
Sam Fitch joined the meeting at 3:01 pm.
Gavin McMillan joined the meeting at 3:01 pm.
Mark Bloomfield, Vice Chair joined the meeting at 3:01 pm.
Dave Hsu joined the meeting at 3:01 pm.
Chris Whitney joined the meeting at 3:01 pm.

2. ROLL CALL

3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS
3.1 Approval of meeting minutes from April 20, 2022
MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from April 20, 2022.
SECOND: Ann Goldfarb
VOTE: Motion PASSED {7:0}

4. NOMINATION OF OFFICERS

MOTION: Mark Bloomfield nominated Gavin McMillan for Vice Chair of the Planning Commission
SECOND: Sam Libby
VOTE: Motion PASSED {6:0, with Gavin McMillan abstaining}

MOTION: Sam Libby nominated Mark Bloomfield for Chair of the Planning Commission
SECOND: Chris Whitney
VOTE: Motion PASSED {6:0, with Mark Bloomfield abstaining}

5. STAFF UPDATES

Kim Sanchez, Deputy Director, noted that the Community Planning & Permitting Department is working on an amendment to the Land Use Code, Docket DC-22-0003, related to accessory dwelling units in the Marshall Fire rebuild area. The first hearing on this update will be heard at the next month’s Planning Commission meeting on July 20, 2022. The proposed regulations are publicly available and more information can be found at www.boco.org/DC-22-0003.

6. ITEMS

6.1 Docket SD-22-0001: Niwot Hills TDR PUD Subdivision Filing 3

Pete L’Orange, Planner II, presented the application for Michael Markel, Ridgeline Development Corporation, and Niwot Hills LLC, Subdivision Combined Preliminary Plan and Final Plat for the creation of eleven lots within the planned unit development of Niwot Hills using Transferable Development Rights. The proposal is located in the Agricultural zoning district at 6775 Niwot Hills Drive, TRACT 1 NIWOT HILLS TDR PUD FILING 2, NE 1/4 of Section 32, Township 2N, Range 69W.

PUBLIC HEARING OPENED
Speakers: Cameron Knapp, Ridgeline Development Corporation (applicant) - 1800 38th Street, Boulder, CO
PUBLIC HEARING CLOSED

MOTION: Sam Libby MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket SD-22-0001: Niwot Hills TDR PUD Subdivision Filing 3 subject to the recommended conditions of approval found in the staff recommendation, with the specification on Condition 4 that the allotted time period begin after approval of the docket by the Board of County Commissioners approval process, as well as one additional condition that approval by the Colorado Division of Water Resources be obtained prior to the application of building permits.
SECOND: Sam Fitch

CONDITIONS OF APPROVAL:
1. The Applicant shall install a fence along the western facing side of the Foxhills Sandstone natural area.
2. At the time of building permit application, a Revegetation Plan shall be submitted for review and approval by Boulder County Community Planning & Permitting staff and the Boulder County Parks and Open Space Natural Resource Planner; utilizing xeriscaping and/or native grass species is recommended.

3. At the time of building permit application, an Erosion Control Plan shall be submitted for review and approval by Boulder County Community Planning & Permitting and Public Works staff.

4. All applicable Boulder County permits shall be applied for within six weeks and completed within six months of final approval by the Board of County Commissioners unless the Boulder County Community Planning & Permitting Director determines a longer time period is acceptable because of circumstances outside the applicant’s control.

5. The Applicant shall be subject to the dedication requirements for schools, parks, and roads, per Article 7-1300 of the Land Use Code.

6. The Applicant shall be subject to all Mountain View Fire Protection District requirements for fire protection, Left Hand Water District requirements for public water service, and Niwot Sanitation District requirements for sewer service.

7. Development within the Niwot Hills TDR/PUD shall be subject to the appropriate County growth management plan and/or open space-impact fee and school impact fee plans, if and when adopted.

8. A final plat map which complies with Article 3-203.5 shall be recorded. Prior to recordation of the final plat, the Plat shall be reviewed and approved by Boulder County Community Planning & Permitting.

9. Development on the platted lots shall be subject to the standards and requirements set forth in the adopted Amended Design Guidelines – Rules and Regulations for Niwot Hills that was adopted by the Niwot Hills Homeowners Association in July of 2016.

10. Sending units shall come from the Sending Site area designated on the Niwot TDR Area Map for the Niwot Hills TDR/PUD, as required in Section 6-700(K) of the Land Use Code. Filing 3 shall consist of 11 transferred development rights.

11. The Boulder County Community Planning & Permitting, County Transportation, County Parks & Open Space, and County Attorney staffs shall review and approve, as necessary, all final plat documents, including but not limited to a final plat, subdivision/development agreement, and amended covenants prior to recordation.

12. The Applicant shall be solely responsible for all maintenance of the roadway between Tracts 1 and 2 until Certificates of Occupancy are issued for Lots 24-32 as shown on the Sketch Plan approved through SD-99-02.

13. All construction traffic shall access the project area only via the eastern portion of Niwot Hills Drive (that portion through Tracts 1 & 2) and not the western portion adjacent to existing residential structures.

14. Prior to recordation of the final plat, the Applicant shall provide a development agreement in compliance with Article 3-206(B) of the Land Use Code.

15. The Applicant shall be subject to the terms, conditions, and commitments of record for SD-22-0001: Niwot Hills TDR/PUD Subdivision Filing 3.

16. At the time of building permit application, the applicant shall submit documentation of approval from the Colorado Division of Water Resources.

VOTE: Motion PASSED {6:1, with Dave Hsu voting no}

7.  ADJOURNMENT
The meeting was adjourned at approximately 3:50 p.m.