MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO
REVISED AGENDA
Virtual PC Meeting

Wednesday, October 19, 2022, 1:30 p.m.

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: 160 909 2951

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 September 1, 2022
   3.2. Approval of meeting minutes from September 21, 2022
4. STAFF UPDATES
5. ITEMS
   5.1. Docket DC-22-0002: Proposed Land Use Code Text Amendment to 4-516.K Accessory Solar Energy System
       Public testimony will be taken.
       Request: Text amendments to the Boulder County Land Use Code Article 4-516.K Accessory Solar Energy System creating a prescriptive path for accessory ground mounted systems to be permitted by the issuance of a building permit and other changes to the Code necessary to integrate the text amendment.
       Website: https://boco.org/DC-22-0002
       Action Requested: Recommendation to BOCC
       Staff Planners: Hannah Hippely and Andrea Vaughn
   *5.2. Planning Commission / Board of County Commissioners Joint Work Session re: Short-Term and Vacation Rentals (Estimated start time 3 p.m.)
       Informational item only. Public testimony will not be taken.
       In advance of the two-year review of the Short-Term and Vacation Rental regulations, staff will hold a joint work session with the Planning Commission and Board of County Commissioners to provide information on short-term and vacation rental applications reviewed by Community Planning & Permitting to date and receive feedback on the current process.
6. ADJOURNMENT
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: 160 909 2951.

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       Action Requested: Recommendation to BOCC
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6. ADJOURNMENT
PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: October 19, 2022
TIME: 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 (approximately October 12, 2022) at https://boco.org/PC.
To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 909 2951.

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 DC-22-0002: Proposed Land Use Code Text Amendment to 4-516.K Accessory Solar Energy System
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Website: https://boco.org/DC-22-0002

Detailed information regarding these items 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.

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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 under Colo. Rev. Stat. 24-70-103.

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):

Oct. 5, 2022

Signature

Subscribed and sworn to me before me this 5th day of October 2022

Notary Public

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

Account: 1050753
Ad Number: 1925551
Fee: $49.30
MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

October 19, 2022, 1:30 p.m.
Third Floor Hearing Room
County Court House
1325 Pearl Street, Boulder

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

Commissioners Excused:       Ann Goldfarb
                              Lieschen Gargano

_____________________________________________________________________

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

   3.1 Approval of meeting minutes from September 1, 2022

       MOTION: Gavin McMillan MOVED that the Boulder County Planning Commission
               APPROVE the meeting minutes from September 1, 2022.
       SECOND: Sam Fitch
       VOTE: Motion PASSED {7:0}

   3.2 Approval of meeting minutes from September 21, 2022

       MOTION: Sam Libby MOVED that the Boulder County Planning Commission APPROVE
               the meeting minutes from September 21, 2022.
       SECOND: Chris Whitney
       VOTE: Motion PASSED {7:0}
4. **STAFF UPDATES**

Kim Sanchez, Deputy Director of Community Planning & Permitting, welcomed the Planning Commissioners back to the hearing room at the County Courthouse. She also provided an update on the County’s plans to hold all future Planning Commission public hearings in a hybrid format.

5. **ITEMS**

5.1 **Docket DC-22-0002: Proposed Land Use Code Text Amendment to 4-516.K Accessory Solar Energy System**

Andrea Vaughn, Long Range Planner I, presented text amendments to the Boulder County Land Use Code, creating a prescriptive path for accessory ground mounted systems to be permitted by the issuance of a building permit and other changes to the Code necessary to integrate the text amendment.

**PUBLIC HEARING OPENED**

**SPEAKERS:** None.

**MOTION:** Sam Libby moved that the Boulder County Planning Commission recommend that the Board of County Commissioners approve Land Use Code text amendment Docket DC-22-0002 Land Use Code text amendments related to Accessory ground mounted Solar Energy Systems, with the comments related to the following:

1. Consider increasing the height allowance to 12 feet maximum, which is reflective of the maximum height for accessory structures that do not require a building permit
2. Consider increasing the maximum distance from the structure that the system to powering to 150 feet.
3. Clarify how staff defines “panel area”
4. Provide visual examples of a range of panel sizes to demonstrate the size staff is proposing.

**SECOND:** Gavin McMillan

**VOTE:** Motion PASSED {7:0}

At approximately 2:39 p.m., the Planning Commissioners went into recess. They reconvened at approximately 3 p.m., joined by County Commissioners Marta Loachamin, Claire Levy, and Matt Jones.

5.2 **Planning Commission / Board of County Commissioners Joint Work Session re: Short-Term and Vacation Rentals (Estimated start time 3 p.m.)**

Ethan Abner, Long Range Planner, presented data and led a discussion regarding the two-year review of the Short-Term and Vacation Rental regulations. The presentation provided an overview of the two-year review criteria, short-term rental types, and trends identified through a review of land use applications for short-term and vacation rentals. A discussion followed the presentation and County Commissioners and Planning Commissioners provided feedback on the land use review process and segments of the Land Use Code related to short-term and vacation rentals. Commissioners also identified additional metrics for consideration and directed staff to explore those metrics as part of the two-year review.

6. **ADJOURNMENT**