



MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

**January 19, 2022, 1:30 p.m.
Virtual PC Meeting**

Commissioners Present: Ann Goldfarb
Sam Fitch
Gavin McMillan
Mark Bloomfield
Lieschen Gargano
Melanie Nieske

Commissioners Excused: Sam Libby, Chair
Todd Quigley
Dave Hsu

1. CALL TO ORDER

The meeting was called to order at approximately 1:32 p.m. by 2nd Vice Chair Melanie Nieske

2. ROLL CALL

3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

3.1 Approval of meeting minutes from December 15, 2021

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from December 15, 2021.

SECOND: Gavin McMillan

VOTE: Motion PASSED {6:0}

4. STAFF UPDATES

None.

5. **ITEMS**

5.1 **Docket SU-21-0014: di Santo Vacation Rental**

Sam Walker, Planner II, presented the application for Roxanne di Santo, Special Use Review to permit a Vacation Rental, to be rented up to 365 nights per year, with a two night minimum stay for maximum 6 guests. The proposal is in the Forestry zoning district at 1975 Caribou Road, approximately 2 miles west of the intersection of Caribou Road and State Highway 72, in Section 10, Township 1S, Range 73W.z

PUBLIC HEARING OPENED

SPEAKERS: Roxanne di Santo - 1975 Caribou Road (Applicant); Matthew Phillips - 706 Copperdale Lane; Edward Yagi - 1515 Big Owl Road.

PUBLIC HEARING CLOSED

MOTION: Gavin McMillan **MOVED** that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend to the Board of County Commissioners **CONDITIONAL APPROVAL** of **Docket SU-21-0014: di Santo Vacation Rental** with the 10 conditions stated in the staff communication.

SECOND: Lieschen Gargano

CONDITIONS OF APPROVAL:

1. The applicants shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of a license or permits by the Boulder County Community Planning & Permitting Department and prior to the recordation of said agreement within one year of approval.
2. The applicants must maintain a valid Boulder County Vacation Rental License while the short-term rental is in operation.
3. The subject property may not be marketed or used for weddings, receptions, or similar private or public events.
4. The Vacation Rental is approved to be rented for up to 365 nights per year.
5. The Vacation Rental must be rented for a minimum of 2 nights per rental period.
6. Prior to the issuance of a Vacation Rental License, the unpermitted sheds must be deconstructed or otherwise removed from the property.
7. The Vacation Rental is limited to a maximum occupancy of four individuals, including children.
8. The approved number of sleeping rooms is two, including the main level bedroom and the upstairs master bedroom. The living room is not to be used as a sleeping room.
9. All guests must park on-site. No parking is allowed along Caribou Road.

10. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-21-0014 di Santo Vacation Rental.

VOTE: Motion PASSED {6:0}

5.2 Docket SU-21-0015: Dean Vacation Rental [ITEM TABLED INDEFINITELY]

5.3 Docket SU-21-0016: Mecsey-Succo Vacation Rental [ITEM TABLED INDEFINITELY]

6. ADJOURNMENT

The meeting was adjourned at approximately 2:20 p.m.