



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## BOULDER COUNTY BOARD OF ADJUSTMENT

### AGENDA ITEM

Wednesday July 6, 2022 4:00 P.M.

Due to COVID-19 Public Hearing to be Held Virtually

## PUBLIC HEARING

**STAFF PLANNER:** Pete L'Orange, Planner II

**RECOMMENDATION:** Staff recommends conditional approval.

### Docket VAR-22-0002 Glacier View Ranch Height Variance

**Request:** Variance request to adjust the maximum building height in the Forestry zoning district from 30' to 40' for construction of a ropes course on an approximately 515-acre parcel.

**Location:** 8748 Overland Road, parcel number 132100000027, north of Overland Road and approximately .75 mile east of the intersection of Overland Road and Colorado Highway 72 (Peak to Peak Highway), in Sections 16, 17, and 21, T2N, R72W

**Zoning:** Forestry (F) Zoning District

**Applicant/Property Owner:** Rocky Mountain Conference of Seventh-Day Adventists

**Representative:** Brandon Westgate

## PACKET CONTENTS:

Item	Pages
○ Staff Recommendation	1 – 6
○ Application Materials (Attachment A)	A1 – A27
○ Referral Responses (Attachment B)	B1 – B7
○ Height Verification Survey form (Attachment C)	C1

## SUMMARY

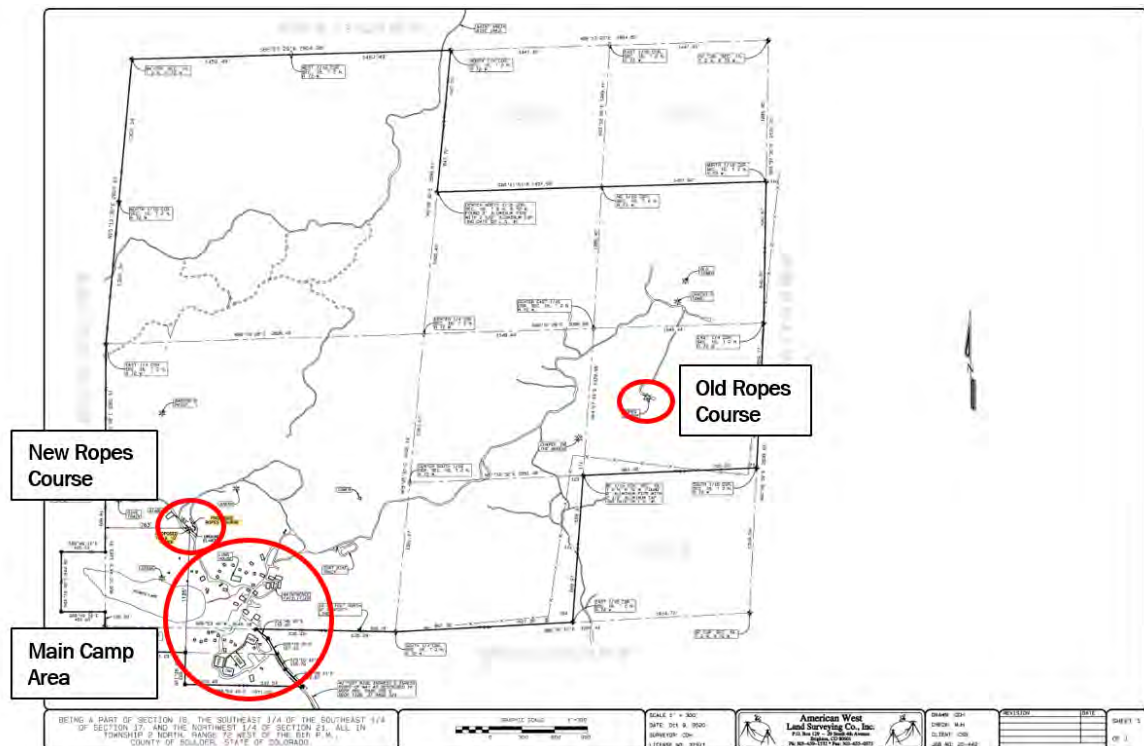
The applicant proposes to construct a ropes course to replace a previous ropes course at the Glacier View Ranch, a non-profit summer camp, retreat, and conference center. The proposed maximum height of the ropes course is 40'; a variance for maximum height is required for this request, as the maximum allowed height in the Forestry (F) zoning district is 30'.

Staff finds that, as conditioned, the proposed height variance can meet the criteria under Article 4-1204.B.2 of the Boulder County Land Use Code (“the Code”). Therefore, staff recommends that this variance request be approved with conditions.

## DISCUSSION

The applicant requests a variance in order to construct a ropes course over the maximum height allowed in the Forestry zoning district. The applicant states that the excess tower height is necessary for the ropes course to meet its intended purpose and for the zipline that is part of the overall course to function properly. The Code allows the Board of Adjustment to grant a variance for height because, in this instance, a change in height could not be obtained through Special Use Review.

The Glacier View Ranch (“the GVR”) was established in 1949. In 1974, the GVR was approved as a Resort Lodge through a Special Use/Specific Site Plan Review (SU-74-0004). A ropes course was included in that approval. The original ropes course was constructed in 1985 in the eastern portion of the subject parcel (see Figure 1). In 2017, the original ropes course failed its recertification due to the deterioration of various elements that had been constructed in trees; they were no longer considered in line with industry standards and determined to no longer meet safety requirements. Since 2017, the applicant has been working to develop appropriate plans, raise sufficient funding, and gain the necessary approvals to construct a new ropes course.



*Figure 1: Subject parcel, with the original ropes course, the proposed ropes course, and main camp areas*

In 2021, the applicant submitted a modification request to allow for the construction of a new ropes course, in a different location closer to the main camp area (see Figure 1). The proposed ropes course has been designed to be Americans with Disabilities Act (ADA) accessible, including climbing walls, horizontal traversing elements, and ziplines that can be accessed and used by those with limited mobility. The proposed location was selected as it is more easily accessed by those with physical limitations due to its proximity to the main camp and its flat terrain.

The applicant has stated that it is necessary for the tallest poles on the ropes course to be approximately 38’ above grade so that the ziplines have sufficient slope to function properly. The

applicant has requested a height variance to 40' above grade to allow for some buffer to ensure that they would not exceed any maximum allowance granted through the variance.

Currently, there are other ropes courses and ziplines approved in Boulder County. The Boy Scouts of America originally proposed constructing a 50' climbing tower at their Camp Tahosa facility located at 173 County Road 96 in 2000, but never filed an application for a height variance; the associated permit request expired in May 2002. In 2013, the Boy Scouts were issued a building permit (BP-13-0267) for the high ropes course which did not exceed the maximum height for the Forestry zoning district. In July 2020, the Girls Scouts of Colorado were granted a height variance (VAR-20-0002) for the construction of a zipline at their Meadow Mountain Ranch facility, located at 863 County Road 101. The Board of Adjustment granted a variance to allow for the proposed zipline tower to exceed the 30' height limit to a maximum height above grade of 47'5".

As of 2020, Boulder County Community Planning & Permitting Staff were working on drafting a revision to the Land Use Code to allow structures such as these in the county. Due to other, higher priority issues and concerns, the draft revisions have been not completed; there is no timeframe associated with this revision at this time. However, the fact that the County has taken steps to draft such revisions reflects a position that recreational structures, such as ropes courses and ziplines that exceed 30' in height, are not necessarily inappropriate in the Forestry zoning district.

## **REFERRALS**

The variance request was sent to property owners within 1,500 feet of the subject property, as well as all applicable referral agencies. Responses received by staff are attached to this staff recommendation and summarized below.

**Boulder County Building Safety & Inspection Services Team** – This team stated no objections to the variance request but noted building code and permit requirements for the proposed structure would be reviewed through the building permit process.

**Wildfire Team** – The Wildfire Team stated no objections to the variance but noted that wildfire mitigation measures would be identified during the building permit process.

**Boulder County Parks & Open Space – Natural Resources Planner** – The Parks & Open Space Natural Resources Planner stated no objection to the variance but recommended the removal of the lower lines during the off-season to prevent male elk from getting tangled in the lines.

**Parties responding that they had no conflict:** Boulder County Community Planning & Permitting – Access & Engineering Team; Boulder County Public Health; Boulder County Historic Preservation Team; and Boulder County Child Health.

**Parties with no response:** Greater Allenspark Alliance/MOST; Allenspark Concerned Citizens; Boulder County Mountain Cabin Alliance; Lefthand Fire Protection District; St. Vrain and Left Hand Water Conservancy District; Xcel Energy; Jamestown Planning; Boulder Valley and Longmont Conservation District; and United States Forest Service.

**Adjacent Property Owners** – 28 referrals sent; no comments have been received.

## **CRITERIA ANALYSIS**

To grant a variance, the Board of Adjustment must find that the following criteria from **Article 4-1202(B)(2)** of the Boulder County Land Use Code have been satisfied:

***(a) There exist exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope;***

The subject parcel is large and has multiple sites which might provide the necessary slope for the zipline. However, these locations would not be ADA accessible without extensive site alterations and ground disturbance. Such significant alterations would negatively impact the nature and character of the subject property. During the site visit, staff found that the proposed ropes course site could be accessed without any significant site disturbance.

In reviewing a similar proposed zipline for the Girls Scouts of Colorado in 2020 (VAR-20-0002), the Board of Adjustment found that the delicate nature of the land, including existing slopes, tree cover, and the need to meet ADA accessibility requirements did constitute an exceptional or extraordinary physical circumstance.

Therefore, staff finds this criterion is met.

***(b) Because of these physical circumstances, the strict application of the Code creates an exceptional or undue hardship upon the property owner;***

As established in the analysis and determination of criterion “a” above, it has been determined that an exceptional or extraordinary physical circumstance on site would prevent the applicant from constructing the ropes course and zipline in a manner that is both functional and meets ADA accessibility requirements. Therefore, a strict application of the Boulder County Land Use Code creates an exceptional or undue hardship on the applicant.

Therefore, staff finds this criterion is met.

***(c) The hardship is not self-imposed;***

The materials submitted by the applicant state that “design and nature of the proposed high ropes course is the height of the course itself. The challenge by choice aspect of a course like this is directly related to overcoming an innate fear (in this case the fear of heights)...”. The original ropes course and zipline were constructed in the trees, and elements of deteriorated over time. Additionally, since the construction of the original ropes course and zipline, industry standards have changed due to increased safety concerns. The changes to industry standards are outside of the applicant’s control and would not be considered self-imposed.

Therefore, staff finds this criterion is met.

***(d) The variance, if granted, will not adversely affect the uses of adjacent property as permitted under this code;***

The primary concern with this height variance and its impact on the use of neighboring properties are visual impacts. Of particular note are potential visual impacts to various public lands and the Peak-to-Peak scenic Byway.

During the site visit, staff noted a number of the trees surrounding the proposed ropes course location were of a similar height to the proposed ropes course. Additionally, the proposed ropes course is located a great distance from Overland Road and the Peak-to-Peak Highway and set below the adjacent ridgelines. There are also several other, even taller ridgelines between the proposed ropes course location and the Peak-to-Peak Highway. The proposed ropes course is not expected to be visible from either Overland Road or the Peak-to-Peak Highway. Given the density of the surrounding forest, the height of adjacent trees, and the location of the tower below



the ridgeline, staff anticipates very little or no visual impact from the proposed tower to adjacent properties.

In order to assure that the site characteristics remain consistent with this assessment, staff recommends four conditions of approval. First, the applicant should preserve all mature trees in the vicinity of the tower, particularly those to the south and west. Second, the applicant should stain the tower a dark color to blend in with the surrounding forest – a dark brown or dark green, and zipline hardware should be non-reflective and dark colored where possible. Third, no lighting should be permitted on the tower. Finally, to verify that the structure does not exceed the approved height, a height survey should be required. Preserving all mature trees will help screen the proposed ropes course and zipline. Staining the tower a dark color and the prohibition of lighting will ensure that project blends into the surrounding forest.

Therefore, as conditioned, staff finds this criterion can be met.

***(e) The variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of the Code and the Boulder County Comprehensive Plan;***

The intent of the Forestry zoning district is in part to conserve the use of open spaces. This proposal supports the continued use of a large recreational camp, and is therefore not in conflict with the intent of the district. Additionally, as discussed in previous criteria, significant and excessive site disturbance would be required to construct the ropes course and zipline in different location and still meet ADA accessibility. This level of site disturbance would likely result in negative impacts to several natural resource areas as identified in the Boulder County Comprehensive Plan; these areas include: High Biodiversity Areas; Significant Natural Communities; and/or Environmental Conservation. Extensive site disturbance in these areas would not be in keeping with the Comprehensive Plan.

A similar tower of approximately 47'5" feet was approved for another camp in 2020 (VAR-20-0002). With the suggested conditions of tree preservation, color selection, lighting restriction, and height verification survey, staff anticipates that this tower will not be visible from off of the subject property, and therefore should not negatively change or impact the character of the Forestry zoning district.

As noted previously, as of 2020, Community Planning & Permitting staff were drafting a revision to the Code to allow structures such as these in the county. The fact that the County has taken steps to draft such revisions reflects a position that recreational structures, such as ropes courses and ziplines that exceed 30' in height, are not necessarily inappropriate in the Forestry zoning district. As such, staff finds that these structures do not represent a departure from the spirit of either the Comprehensive Plan or Code.

Therefore, as conditioned, staff finds that this criterion can be met.

***(f) The variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County and is in accordance with the Comprehensive Plan and any applicable intergovernmental agreement affecting land use or development.***

Staff does not anticipate any negative impacts to the health, safety, or welfare of the broader population of Boulder County resulting from the proposal.

As explained above, Community Planning & Permitting staff were drafting a revision to the Code to allow structures such as these in the county, indicating that these structures do not represent a departure from the spirit of either the Comprehensive Plan or Code.

Therefore, staff finds this criterion is met.

### **RECOMMENDATION**

For the reasons described above, the Community Planning & Permitting staff finds that the requested variance meets all of the required criteria for a Variance with the recommended conditions, and therefore staff recommends that the Board of Adjustment **CONDITIONALLY APPROVE Docket VAR-22-0002 Glacier View Ranch Height Variance** with the following conditions:

- 1) The variance is approved only to allow for the proposed ropes course and zipline tower to exceed the 30-foot height limit to a maximum height of 40 feet above grade.
- 2) To reduce visual impacts, maximum tree preservation is required. All trees over 40 feet in height within a 100-foot radius of the tower shall be preserved unless required to be removed for wildfire mitigation measures.
- 3) The applicant shall stain or otherwise color the tower in a dark brown, green, or similar color to blend the tower into the forested surroundings. All materials shall have a non-reflective finish, and non-reflective and dark-colored hardware shall be used wherever possible.
- 4) ***Prior to issuance of building permit***, the first part of the Height Survey Verification form is included as an attachment to this staff recommendation and must be completed and submitted to the Community Planning & Permitting Department.
- 5) ***Prior to rough frame inspection***, the second part of the form will be provided upon building permit application and must be submitted to the Community Planning & Permitting Department.
- 6) No lighting may be installed on the tower.
- 7) All relevant building code and wildfire mitigation requirements must be incorporated into the building permit plans.
- 8) The proposed development and all future development are otherwise subject to the provisions of the Land Use Code and shall be reviewed for approval in the appropriate process as required by the provisions of the Land Use Code (as amended).



## Boulder County Land Use Department

Courthouse Annex Building  
2045 13th Street • PO Box 471 • Boulder, Colorado 80302  
Phone: 303-441-3930 • Fax: 303-441-4856  
Email: [planner@bouldercounty.org](mailto:planner@bouldercounty.org)  
Web: [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)  
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.  
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Only

Intake Stamp

### Application Form

Project Number		Project Name	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:	Application Deadline: First Wednesday of the Month <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal	Application Deadline: Second Wednesday of the Month <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change
Location(s)/Street Address(es) <u>8748 OVERLAND ROAD, WARD, CO 80481</u>			
Subdivision Name			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres	Existing Zoning	Existing Use of Property	Number of Proposed Lots
Proposed Water Supply		Proposed Sewage Disposal Method	

### Applicants:

Applicant/Property Owner		Email Address	
Rocky Mountain Conference of Seventh-day Adventists			
Mailing Address <u>2520 S DOWNING ST</u>			
City <u>DENVER</u>	State <u>CO</u>	Zip Code <u>80210</u>	Phone <u>303-733-3771</u> Fax <u>303-733-1843</u>
Applicant/Property Owner/Agent/Consultant <u>Brandon Westgate</u>		Email Address <u>brandonw@rncsda.org</u>	
Mailing Address <u>8748 OVERLAND RD</u>			
City <u>WARD</u>	State <u>CO</u>	Zip Code <u>80481</u>	Phone <u>501-269-3386</u> Fax
Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Phone Fax

### Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

**All landowners are required to sign application.** If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <u>[Signature]</u>	Printed Name <u>DOUG INGLIS</u>	Date <u>5-25-22</u>
Signature of Property Owner <u>[Signature]</u>	Printed Name <u>Kiefer Dooley</u>	Date <u>5/25/22</u>

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.





# Community Planning & Permitting

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Vicinity

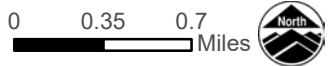
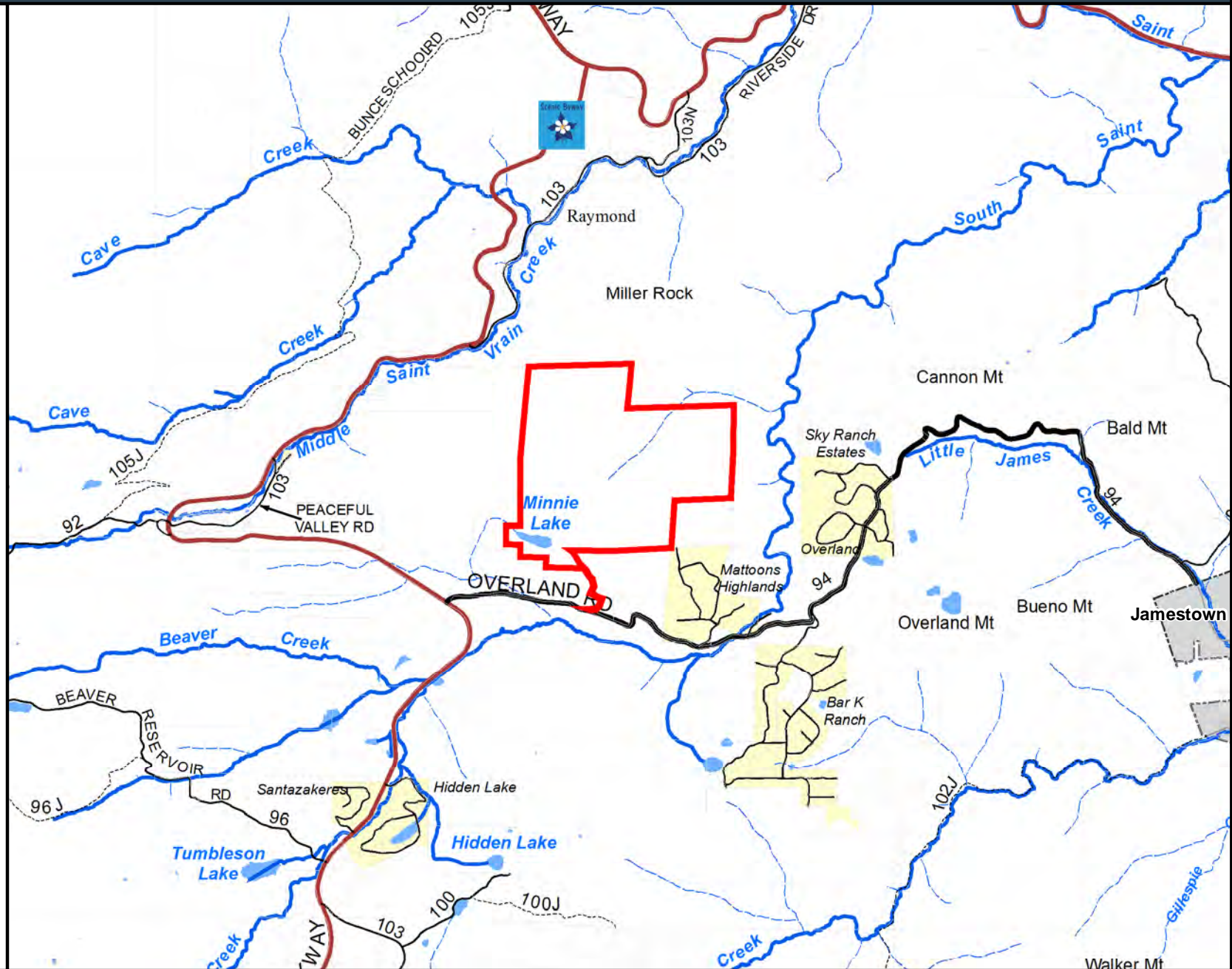
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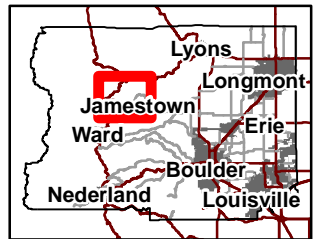
Municipalities

**Subdivisions**

Subdivisions



Area of Detail Date: 7/6/2021



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Location

8748 OVERLAND RD

 Subject Parcel

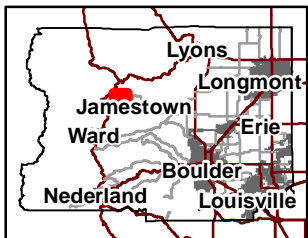
## Subdivisions

 Subdivisions

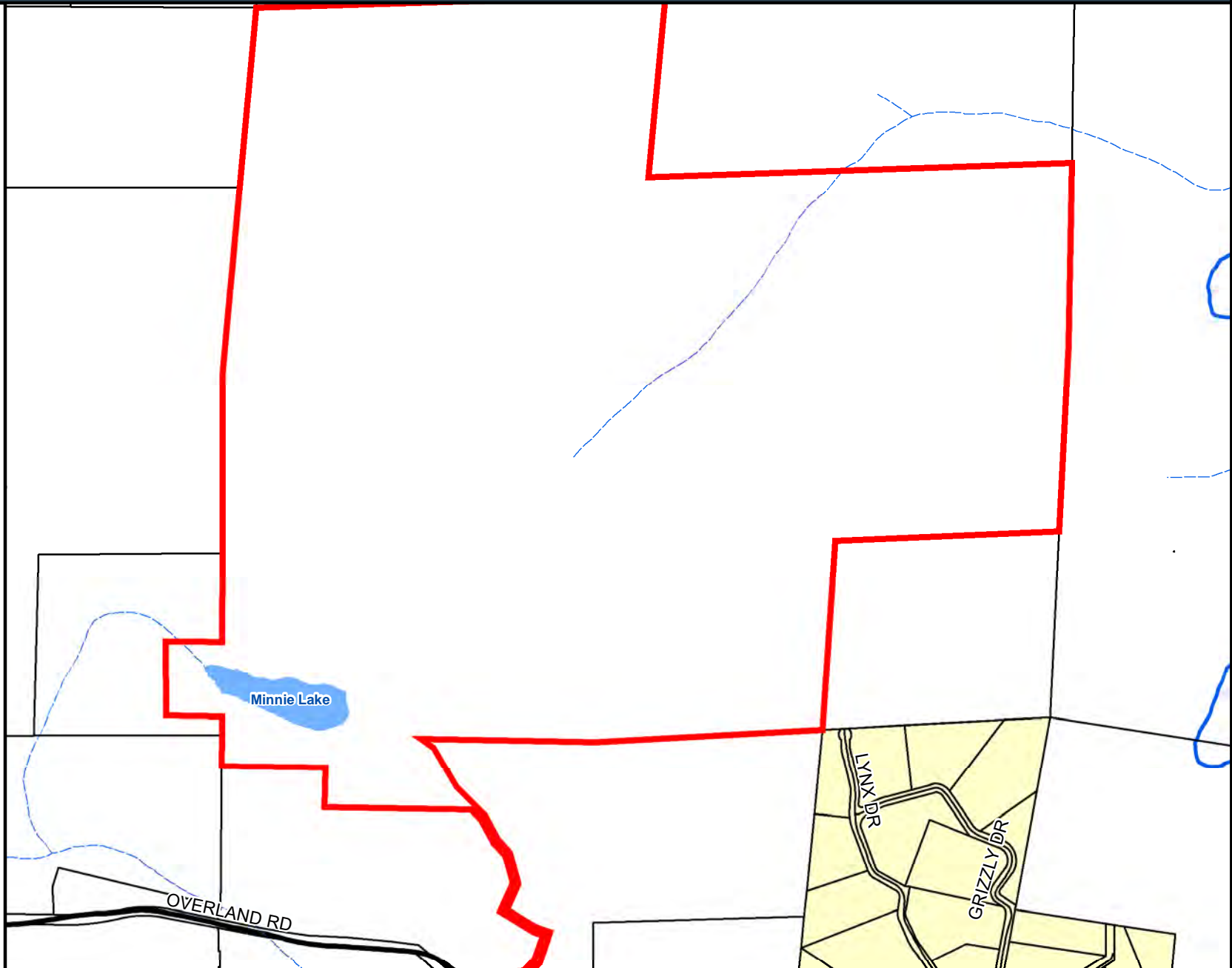
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Area of Detail Date: 7/6/2021



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Aerial

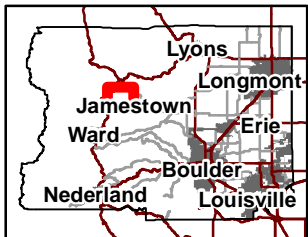
8748 OVERLAND RD

 Subject Parcel

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Aerial

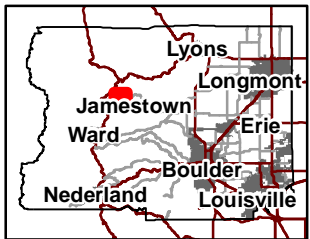
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Comprehensive Plan

8748 OVERLAND RD

Subject Parcel

NLNA Buffer

## Archeologically Sensitive Travel Routes

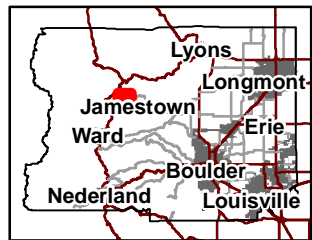
- Archeologically Sensitive Travel Routes
- Wildlife Migration Corridors
- Environmental Conservation Areas
- Riparian Areas
- Wetlands
- Significant Natural Communities
- Riparian Habitat Connectors

## High Biodiversity Areas

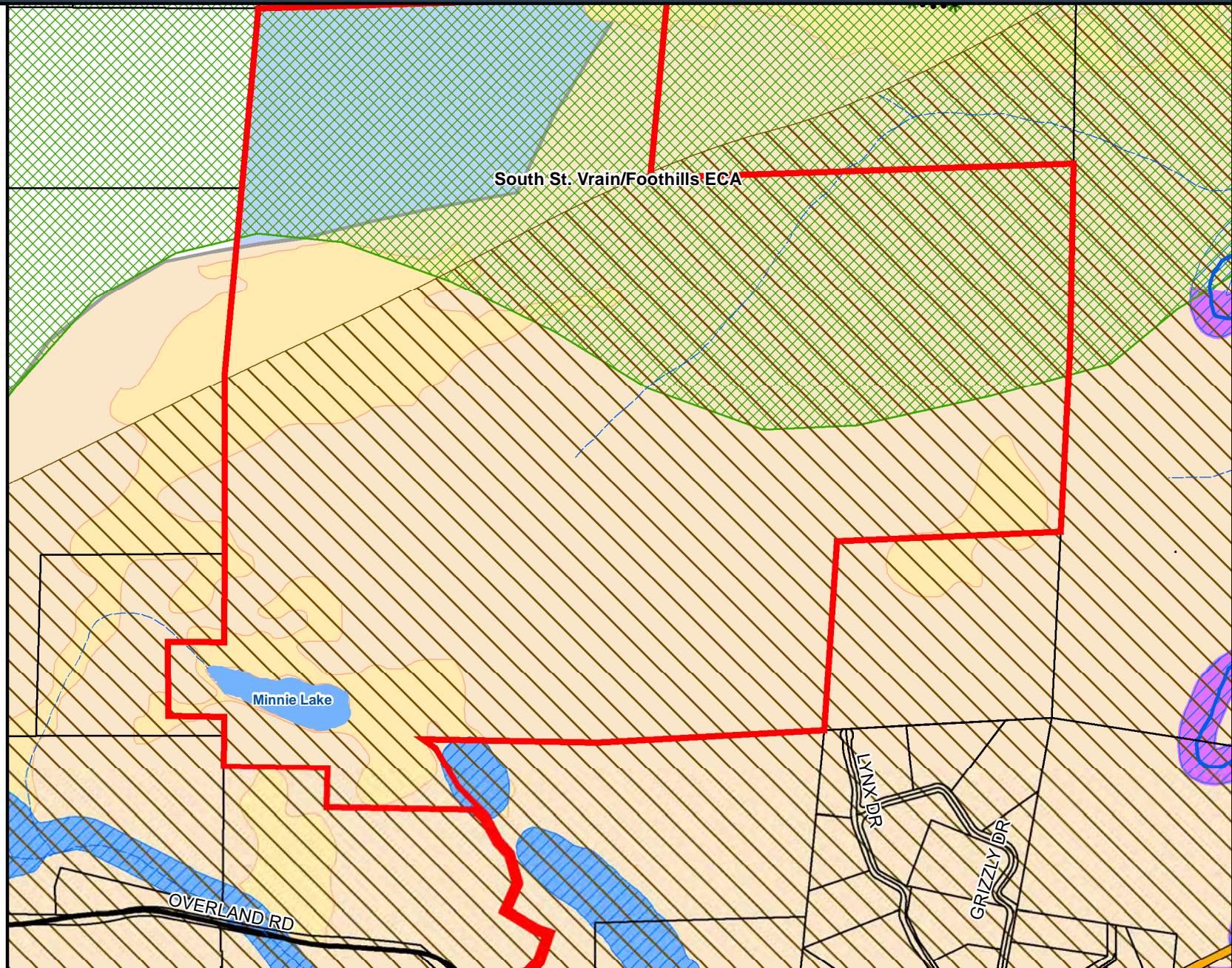
B3: High Biodiversity Significance

Peak to Peak Scenic Corridor

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Public Lands & CEs




8748 OVERLAND RD

 Subject Parcel

## Boulder County Open Space

 County Open Space  
 County Conservation Easement

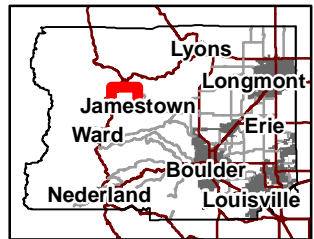
## Federal Lands

 USFS Land  
 Private  
 Conservation Easements

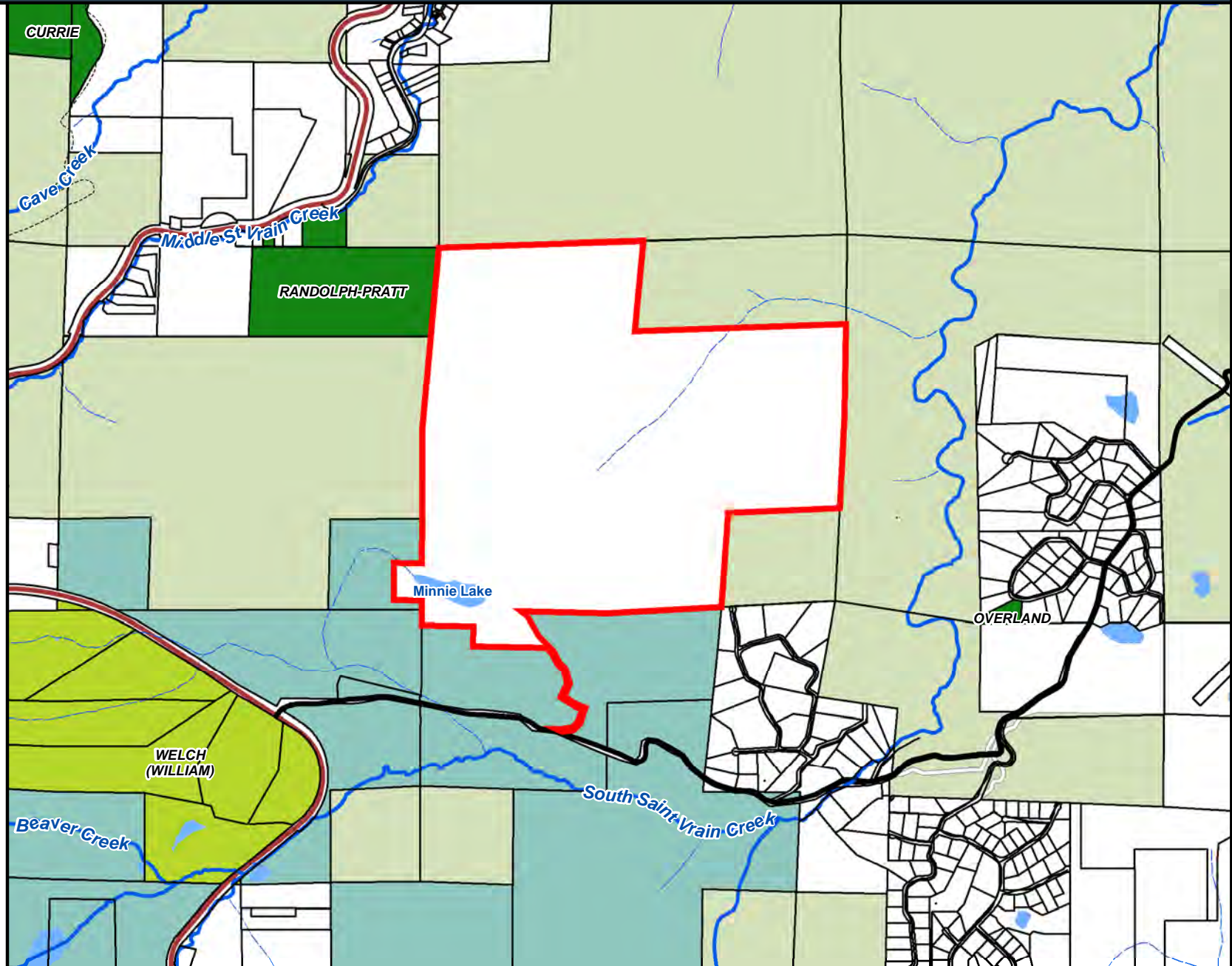
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Planning Areas


8748 OVERLAND RD

 Subject Parcel

 Active IGA  
Boundary

## Active IGA Designation

 RURAL  
PRESERVATION

 Creek Planning  
Area

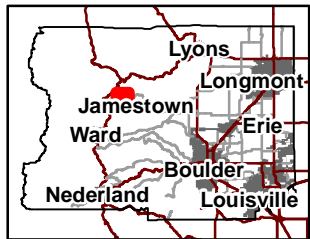
St Vrain Creek Planning Area Buffer

JAMESTOWN CDP RURAL PRESERVATION

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OVERLAND RD

LYNX DR

GRIZZLY DR

Minnie Lake



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Zoning

8748 OVERLAND RD

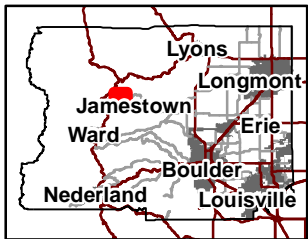
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## Zoning Districts

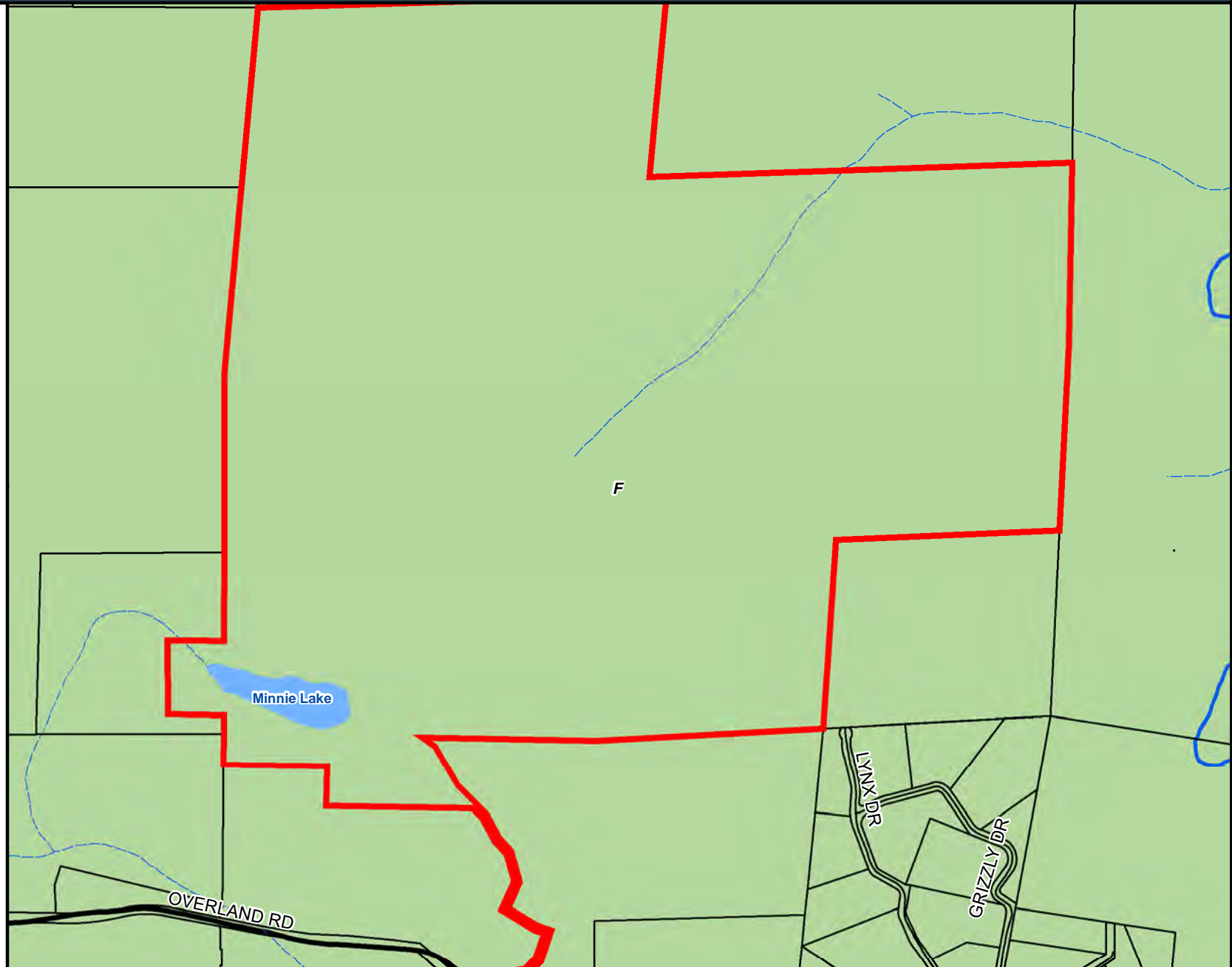
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Elevation Contours

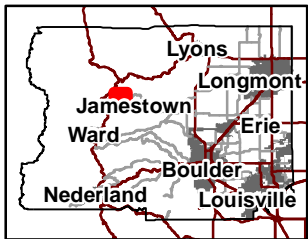
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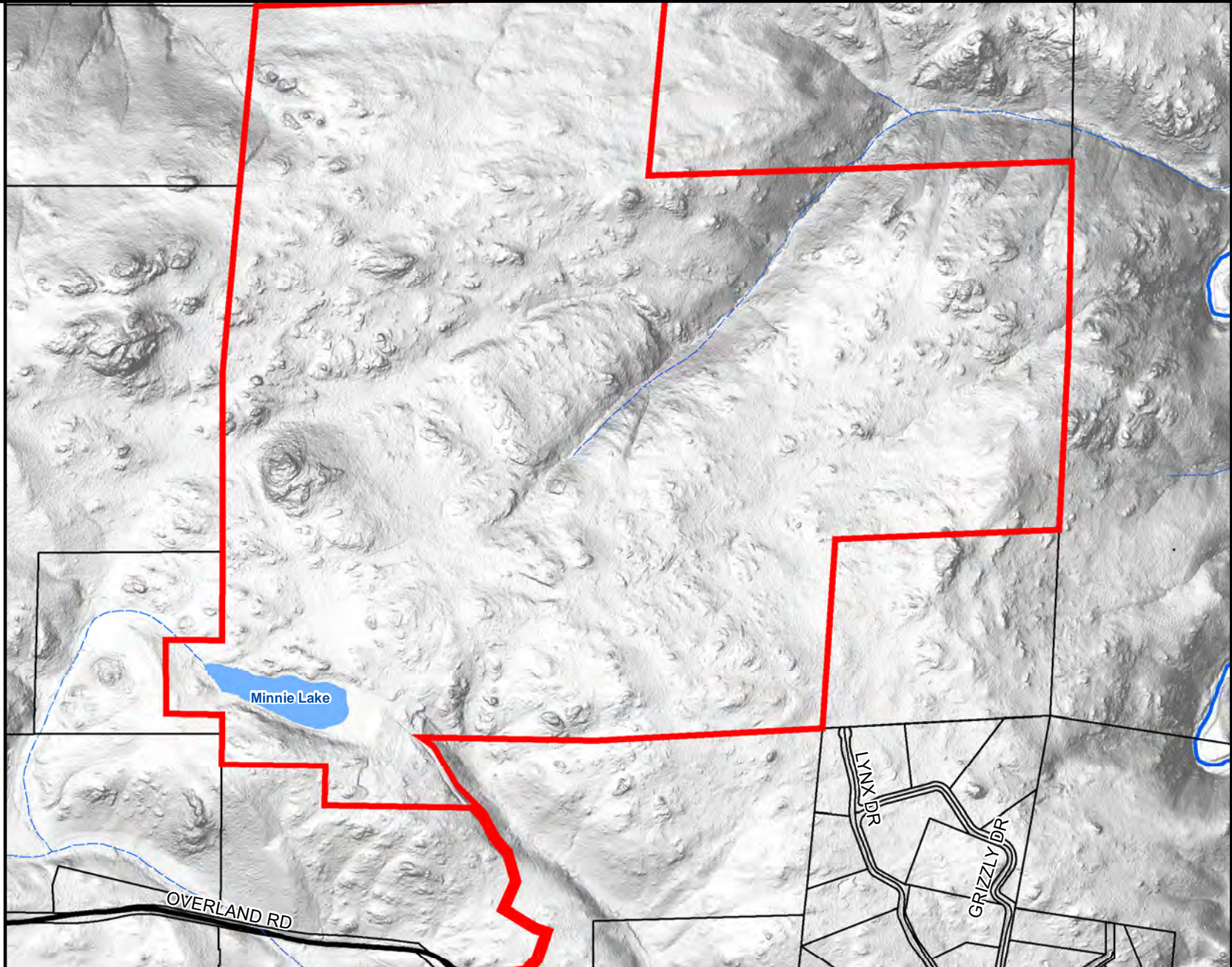
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Geologic Hazards

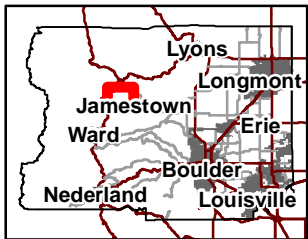
8748 OVERLAND RD

-  Subject Parcel
-  Debris flow susceptibility area
-  Rockfall susceptibility area
-  Landslide high susceptibility area

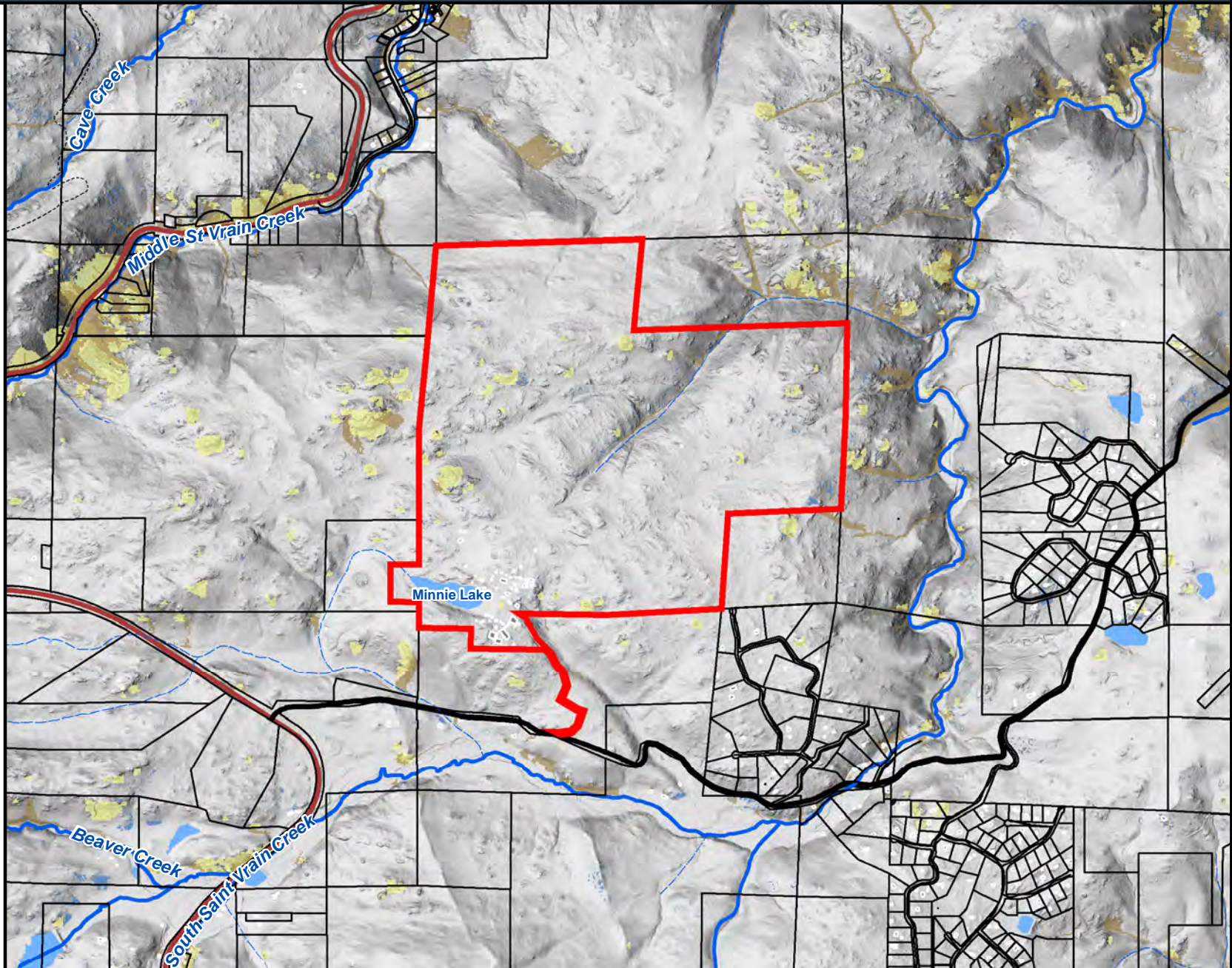
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## **Glacier View Ranch High Ropes Course Replacement Project**

### **Narrative Background & Project Introduction**

Glacier View Ranch (GVR) is a Seventh-day Adventist owned and operated non-profit Summer Camp, Retreat, and Conference Center. Established in 1949, GVR exists as a space for all people to gather and to experience; to explore ideas, adventure in beautiful places, ignite individual passions, summit mountains, dwell in moments, build connections, and engage in relationship. Annually, GVR hosts between 60 to 75 seasonal staff, 450 to 600 summer campers, and 5,000+ guests.

Over the years, GVR has expanded its Summer Camp offering to include a variety of recreational and experiential opportunities for campers ages 8 to 17, including: horseback riding, mountain biking, rock climbing and rappelling, canoeing, paddle boarding, swimming lessons, nature and survival lessons, and a high ropes course challenge experience. Our summer program, located in the heart of the Rocky Mountains with spectacular views of the Indian Peaks, provides campers with structured outdoor activity and much needed time to socialize with peers and disconnect from the frenetic pace of digital life while experiencing fun, friendship and transformational programming. Additionally, every day of the camp season, our staff guide campers through age and skill appropriate challenges and intentionally structured recreational and social engagement opportunities. The experiential nature of our program is designed to engage campers to face and overcome challenges, leading to positive self-growth through increased self-confidence, boosted self-efficacy and the summer camp experience of a lifetime.

The original Glacier View Ranch High Ropes course was installed in 1985 and was in use every year through 2017 when it failed to gain recertification. The recertification process indicated the course was no longer usable as a number of the primary elements had been constructed in trees which were found to be unable to support the safety and function of the course. Having secured the funding and as the High Ropes Course is a central element to providing campers with experiential challenges that have been at the core of our offering for many years, GVR is now seeking to restrengthen the summer program through the reconstruction of the High Ropes Course. Our goal is to reconstruct a more sustainable and safer course by using treated poles instead of trees in a location nearer to the center of our camp program. Our vision is that the reconstructed high ropes course will allow us to continue to provide a safe experience for all campers – no matter their individual walk of life, athleticism, ability or disability, or level of confidence – to experience positive outcomes by conquering challenges unique to each individual. Through the reconstruction of the High Ropes course at GVR, including ADA accessibility, we will revitalize the summer camp experience by once again offering a challenge course that facilitates barrier breaking, self-confidence boosting, self-efficacy building personal growth in each and every camper who attends our program.



## Variance Request

- A. The original ropes course in the trees that was in use for many years is no longer safe and has not been used for the past few years. We wish to replace the course with one of similar design and functionality. (please see the original design notes attached as a reference)
- B. The Height limitations will not pose an issue for any surrounding residents or businesses, as the course would still be lower than many of the trees on the property and as such would only be visible to people on the property and in close proximity to the actual ropes course. The closest neighboring structure from the ropes course is approximately  $\frac{3}{4}$  mile away from our proposed location, with elevation gains or losses that prevent line of sight from one to the other.
- C. The hardship for the proposed course would be that the course would not be of much benefit to either the owner or the people of Boulder County unless the height variance was permitted. A high ropes course needs to be of a certain height to satisfy the challenge aspect of the course.
- D. The design and nature of the proposed high ropes course is the height of the course itself. The challenge by choice aspect of a course like this is directly related to overcoming an innate fear (in this case the fear of heights) to be able to perform some tasks that would be simpler if the individual were at ground level. The hardship is therefore not self-imposed, but rather the code is a limiting factor to the successful construction of the proposed course.
- E. The property and physical location for proposed the ropes course is suitable. The design of the course makes it necessary to have an overall height that is higher than the code allows. The variance, when granted, would allow the finished height of the tallest poles to be approximately 38 feet. This height allows for the full intended usage of the course, including the zip-line feature for those with physical limitations. If the course is built lower than the requested height, it simply will not allow certain elements to be of any use and the proposed course itself would be of very limited value. The variance when granted will not impact zoning in any way. The variance is well within the intent of the Boulder County Comprehensive Plan.
- F. The variance, when granted, would have no negative impact on health, safety, or the welfare of any citizen in Boulder County. In fact, if they choose to utilize the course, the variance, when granted, could positively impact the physical and mental health of the citizens of Boulder County as they are able to overcome the mental and physical challenges offered by the proposed high ropes course and this included height variance.

### **High Ropes Project Statement of ADA Compliance with Leahy Designs**

The ADA is imbedded in the nature of adventure education and the challenge course.

The purpose of a challenge course is to provide learning and growth on a number of levels and with a range of different populations. The development of a facilitated program for growth is part of the design, the training and the facilitation. The “elements” are designed in a range of difficulty of challenge to ensure that each and every participant is able to access challenge at a peak level that is right for their mobility, confidence and goals. On each course there is at least one or two elements that only the most committed can achieve, again making sure there is challenge for everyone.

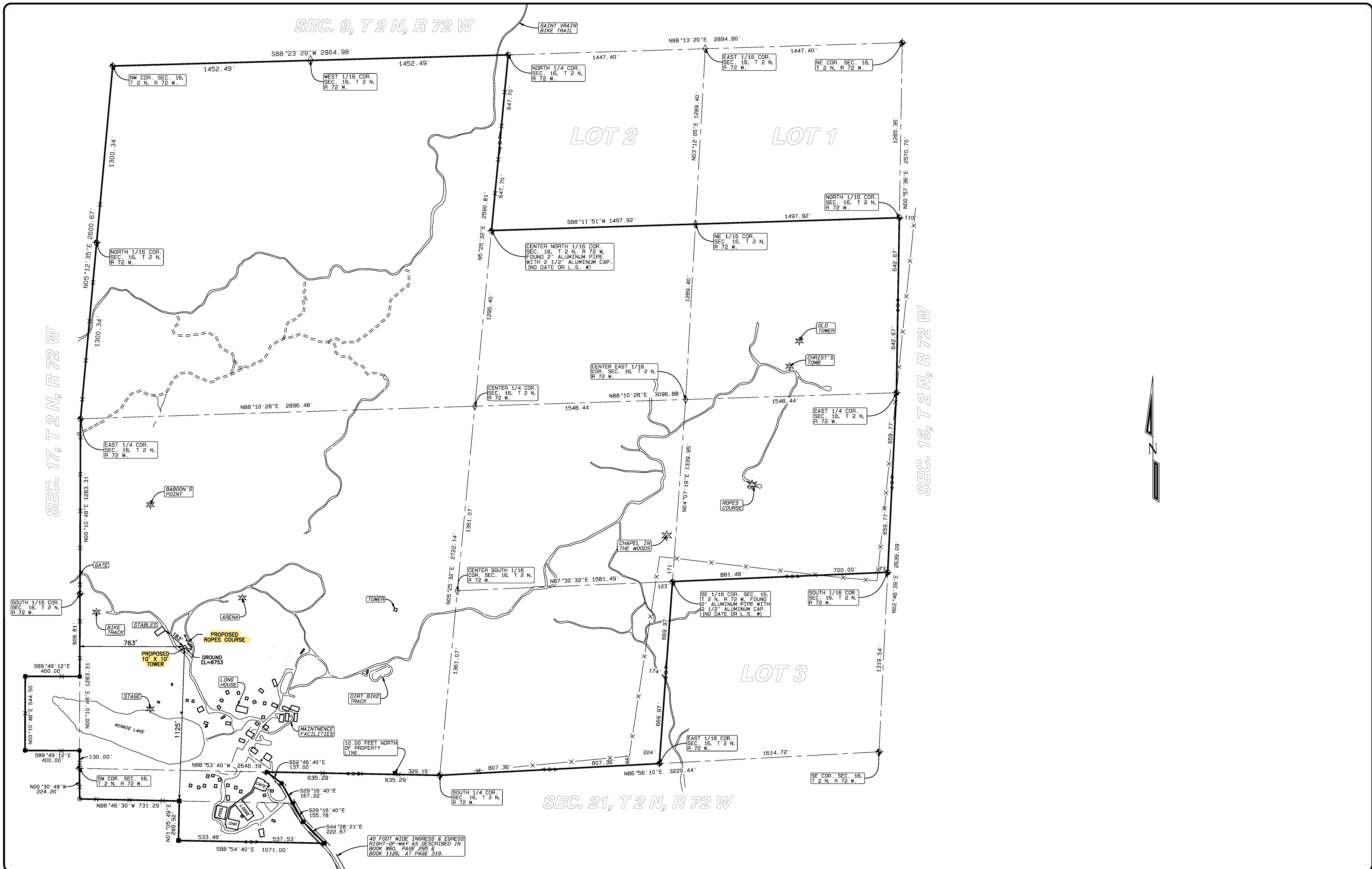
But challenge courses are not built for athletes with high confidence. On the contrary, challenge courses are actually designed to make adventure accessible no matter the persons physical attributes, self-efficacy or goals. The very purpose of adventure education is to invite, include and invigorate those who would not normally seek out adventure. At its nature, a challenge course is intended to welcome those most in need of opportunity to grow and exceed their own expectations.

The new challenge course at Glacier View Ranch has a number of features designed intentionally for people with real or perceived challenges including strength, balance, mobility, and confidence.

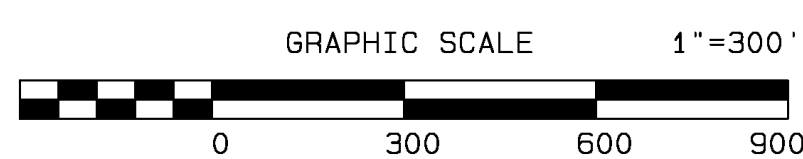
GVR High Ropes Project ADA Features Include:

- The “Wall for All” unlike climbing gyms, is sloped at about 20 degrees so that even a person with limited or no use of their legs can still navigate with the right safety and support.
- “Traversing” elements (moving horizontally) and specifically the Cat Walk can be made assessable by the use of a 4:1 pulley system with appropriate backup belay. A person using a wheel chair could use the system themselves (with 100% oversight by a qualified person) or a facilitator and participants can operate the system for them. Once at height an appropriately trained facilitator would receive the “climber” and transfer them to a traversing pulley system. On the Cat Walk the facilitator can traverse along beside the climber. A person with 100% loss of ability can still have an amazing adventure that is scaled to their health concerns and goals.
- Program: Within this course and program, all participants are taught how to make good choices, set their own goals and make requests and set boundaries around their own experience for others on the course. In this way each person gets to choose their goals that may look completely different than others. Getting to the “Top” need not be the same goal for everyone. In this program everyone receives acknowledgment for accomplishing their very personal and individual goals.





BEING A PART OF SECTION 16, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, AND THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWNSHIP 2 NORTH, RANGE 72 WEST OF THE 6th P.M., COUNTY OF BOULDER, STATE OF COLORADO.



SCALE 1" = 300'  
DATE: Oct 9, 2020  
SURVEYOR: CDH  
LICENSE NO: 37971

**American West**  
**Land Surveying Co., Inc.**  
P.O. Box 129 - 29 South 4th Avenue  
Brighton, CO 80601  
Ph: 303-659-1532 \* Fax: 303-655-0575

DRAWN: CDH  
CHECK: MJH  
CLIENT: CSB  
JOB NO: 20-442

REVISION	DATE

SHEET 1  
OF 1



Attachment A

STRUCTURAL NOTES

J20143

DESIGN LOADS

WIND: 175 mph V<sub>ult</sub> 3 SEC GUST    EXPOSURE = C

SNOW: 55 PSF

FOUNDATIONS:

1. FOUNDATIONS HAVE BEEN DESIGNED WITHOUT ENGINEERS SOIL INVESTIGATION. WE RECOMMEND THAT THE FOLLOWING ASSUMED DESIGN CRITERIA BE CONFIRMED BY A SOILS ENGINEER PRIOR TO CONSTRUCTION

2. DESIGN CRITERIA:

MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 1500 psi.

SOIL CLASSIFICATION = SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL OR CLAYEY GRAVEL.

3. UNLESS OTHERWISE NOTED, POLES SHALL BE BURIED AT LEAST 10% OF LENGTH + TWO FEET.

4. POLES WHICH ARE NOT GUYED OR GUYED ALONG ONLY ONE AXIS SHALL BE SURROUNDED FOR THEIR FULL BURIED DEPTH IN A MIX OF PORTLAND CEMENT AND COMPACTED SOIL FOR A MINIMUM DIAMETER OF 32", TYPICAL U.O.N.

5. ALL STRUCTURAL FILL REQUIRED FOR LEVELING THE SITE WITHIN A 10'-0" RADIUS OF THE POLES SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS ENGINEERS REPORT OR TO 95% STANDARD PROCTOR AT OPTIMUM MOISTURE CONTENT, WHICHEVER IS MORE STRINGENT, TYP.

6. ALL GUY ANCHORS SHALL BE BURIED IN ACCORDANCE WITH RECOMMENDATIONS OF THE ANCHOR SUPPLIER TO PROVIDE A MINIMUM RESISTANCE OF 8,500 POUNDS (WORKING LOAD) AGAINST PULLOUT IN BOTH SATURATED AND DRY SOIL CONDITIONS, TYP.

CHALLENGE COURSE:

1. MATERIALS AND INSTALLATION METHODS SHALL CONFORM WITH 2018 INTERNATIONAL BUILDING CODE (IBC), ACCT/ANSI 03-2019 CHALLENGE COURSES AND CANOPY/ZIPLINE TOURS STANDARDS

2. WOOD UTILITY POLES USED FOR BELAY OR LIFELINE SYSTEMS SHALL BE "CLASS 1 ANSI RATED" POLES OR BETTER, AS REFERENCED IN THE AMERICAN NATIONAL STANDARD FOR WOOD POLES (ANSI 05.1-2002), AND ARE ASSUMED TO BE A MINIMUM OF WESTERN CEDAR #2 OR ALASKAN CEDAR #2 OR BETTER, UNLESS OTHERWISE NOTED, TYP. POLES ARE TO BE MARKED WITH SUPPLIER'S TRADEMARK, PLANT AND YEAR OF TREATMENT, POLE SPECIES AND PRESERVATIVE USED AS WELL AS CIRCUMFERENCE, CLASS AND LENGTH AS REQUIRED BY ANSI 05.1.

3. ALL BOLTS, CABLE, STAPLES, ANCHORS, AND OTHER CONNECTORS TO BE HOT DIP GALVANIZED (HDG), WITH THE EXCEPTION OF THE COPPER SWAGES/ SLEEVES, TYPICAL.

4. CABLE (a.k.a. WIRE ROPE, ANCHOR CABLE, BELAY CABLE) IS 3/8" dia 7x19 POWER-STRAND GALVANIZED CABLE OR BETTER, WITH A PUBLISHED WORKING LOAD LIMIT EXCEEDING 2,850 lbs AND A BREAKING STRENGTH OF OVER 14,000 lbs.

5. STRUCTURAL STEEL PIPE SHALL CONFIRM TO ASTM A-53, GRADE B OR SCHEDULE 40 AND ALL EXTERIOR STEEL SHAL BE GALVANIZED, TYPICAL.

6. AT CABLE END CONNECTIONS, U-BOLTS MUST BEAR ON DEAD END OF CABLE.

7. FOR HUF CABLES USE A MINIMUM OF TWO (2) DROP FORGED CLIPS OR ONE (1) COPPER SWAGE AT ALL LOOPED CABLE CONNECTIONS. FOR BELAY CABLES OR "CRITICAL GUY(S)" AS DEFINED BY THE STANDARD, USE A MINIMUM OF THREE (3) DROP FORGED CLIPS OR TWO (2) COPPER SWAGES, TYP, U.O.N.

8. SPACE CLIPS OR SWAGES A MINIMUM OF SIX (6) ROPE DIAMETERS ON CENTER, TYP.

9. PLACE HDG STRAIN PLATE BETWEEN THE CABLE AND POLE, WHERE THE CABLE IS BEARING ON THE POLE, TYP.

10. USE A 3"x 3" MIN. CURVED WASHER AT BOTH ENDS OF ALL THROUGH BOLTS AT UTILITY POLE LOCATIONS, TYP.

11. USE PROPER TORQUE AS PER MANUFACTURER SPECIFICATIONS, TIGHTEN NUTS PROPERLY. BE CAREFUL NOT TO DAMAGE THREADS OR CLIP BASE.

12. NUTS SHOULD BE RE-TIGHTENED AFTER INITIAL LOAD.

13. REGULARLY INSPECT AND RE-TIGHTEN BOLTS.

14. CHALLENGE COURSE (ESPECIALLY CONNECTIONS) ARE TO BE INSPECTED YEARLY AT A MINIMUM BY A CERTIFIED CHALLENGE COURSE INSPECTOR.

15. ALL DIMENSIONAL LUMBER TO BE DOUG FIR #2 OR BETTER

CONCRETE + CEMENT :

1. CONCRETE SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF ACI 301 (LATEST REVISION). MINIMUM 28 DAY COMPRESSIVE STRENGTH.

FOUNDATION WALLS, BEAMS & CONC. EXPOSED TO FREEZE/ THAW = 4500 psi

W/ WATER TO CEMENT RATIO OF MAX. 0.45.

2. CEMENT TYPE SHALL BE I/II, UNLESS OTHERWISE NOTED. TYPE II CEMENT SHALL BE USED IN CONCRETE EXPOSED TO SOIL w/ HIGHER SULFATES COMPOSITION. ALL OTHER TYPE I OR TYPE I/II.

DRAINAGE:

1. AT EACH ELEMENT SOIL SHALL GRADE AWAY, SO THAT WATER DOES NOT POOL AT THE BASE OF THE ELEMENT.

2. OWNER TO MAINTAIN ALL DRAINAGE TO KEEP WATER AWAY FROM WOOD.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:

1. THE DRAWINGS ILLUSTRATE THE COMPLETED STRUCTURE WITH ALL ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED AND GUYED.

2. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PROVIDE SHORING AND BRACING AS MAY BE REQUIRED DURING CONSTRUCTION TO ACHIEVE THE FINAL COMPLETED STRUCTURES AND ASSEMBLIES.

GENERAL:

1. CONTRACTOR SHALL VERIFY AND FOLLOW ALL APPLICABLE BUILDING CODE REQUIREMENTS, MINIMUM STANDARDS OF THE INDUSTRY, AS WELL AS ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS, THIS INCLUDES BUILDING INSPECTIONS.

2. CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING CONSTRUCTION.

3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS AS REQUIRED PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY CONDITIONS DIFFERING FROM THOSE SHOWN OR NOTED IN WRITING.

4. CONTRACTOR SHALL ASK THE ARCHITECT/ENGINEER FOR CLARIFICATION IN WRITING WHENEVER A CONFLICT IS IDENTIFIED.

5. SECTIONS AND DETAILS SHOWN OR NOTED APPLY TO SIMILAR CONDITIONS ELSEWHERE, NOT SPECIFICALLY SHOWN OR NOTED.

6. IF THE ARCHITECT OR STRUCTURAL ENGINEER, AS A CLAIMANT OR A DEFENDING PARTY, IS AT ANY TIME A PARTY TO LITIGATION INVOLVING ANY CLAIM RELATED TO THE WORK DESCRIBED ON THESE DRAWINGS, AND SHOULD CLAIMANT NOT PREVAIL SUBSTANTIALLY AGAINST DEFENDING PARTY IN SUCH LITIGATION, ALL LITIGATION EXPENSES, WITNESS FEES, COURT COSTS, AND ATTORNEY FEES INCURRED BY THE DEFENDING PARTY IN DEFENDING AGAINST SUCH CLAIM, SHALL BE PAID BY THE CLAIMANT.

7. THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE.

8. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, THE CLIENT AND THE CONSULTANT AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NON-BINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE. THE CLIENT AND THE CONSULTANT FURTHER AGREE TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT CONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUB CONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

9. ALL STRUCTURAL ELEMENTS REQUIRE ONGOING, CONTINUED MAINTENANCE. STRUCTURAL ELEMENTS VARY IN THEIR NORMAL LIFE EXPECTANCY, DETERIORATION, DEFORMATION, AND MOVEMENT.

10. LOPEZ ASSOC. LIABILITY IS LIMITED TO THE FEE FOR SERVICES RELATED TO THIS PROJECT.

SHEET INDEX

S0	TITLE PAGE: GENERAL NOTES, PROPERTY MAP
S1	POLE POSITION PLAN
S2	ELEVATION & NOTES
S3	POLE CONNS & ANCHORS
S4	DETAILS
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S6	PLATFORMS, ADA & BELAY SYSTEMS
E1	ELEMENTS
E2	ELEMENTS
E3	ELEMENTS
LE1	LOW ELEMENTS
D1	LEAP OF FAITH
D2	TOWER
D3	ZIPLINE
D4	GIANT SWING

Site Map

Lopez Smolens Associates Consulting Architectural & Structural Engineers

2400 Central Ave A-1 North Boulder, CO 80301

Office 303 447-2813 Fax 303 447-2814

www.LopezSmolensEngineers.com

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Ward, CO 80481

Leahy & Associates

7013 Roaring Fork Trail

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print date: 6/12/2020

drawn by: JS

submitted:

revision:

project no: J20143

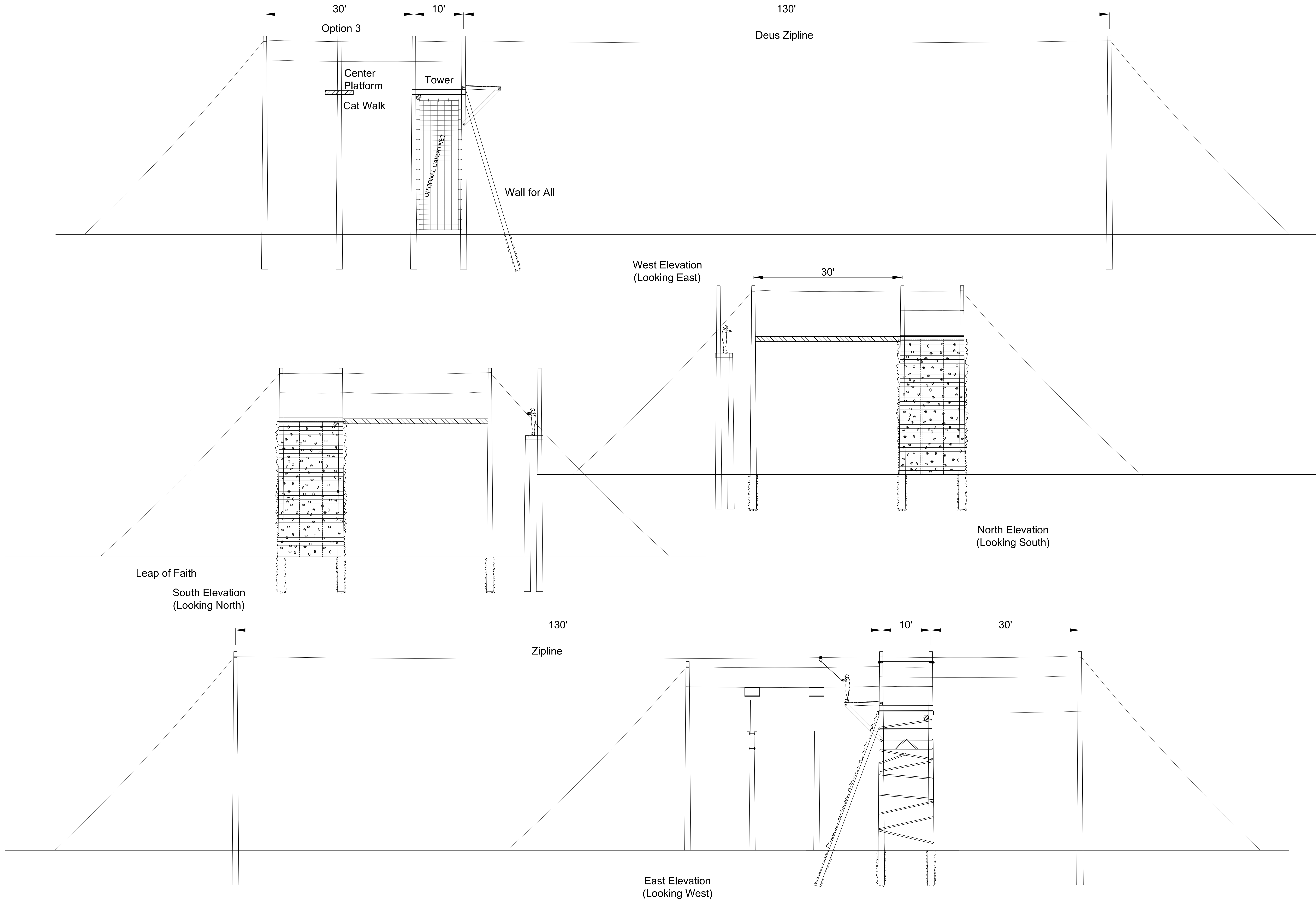
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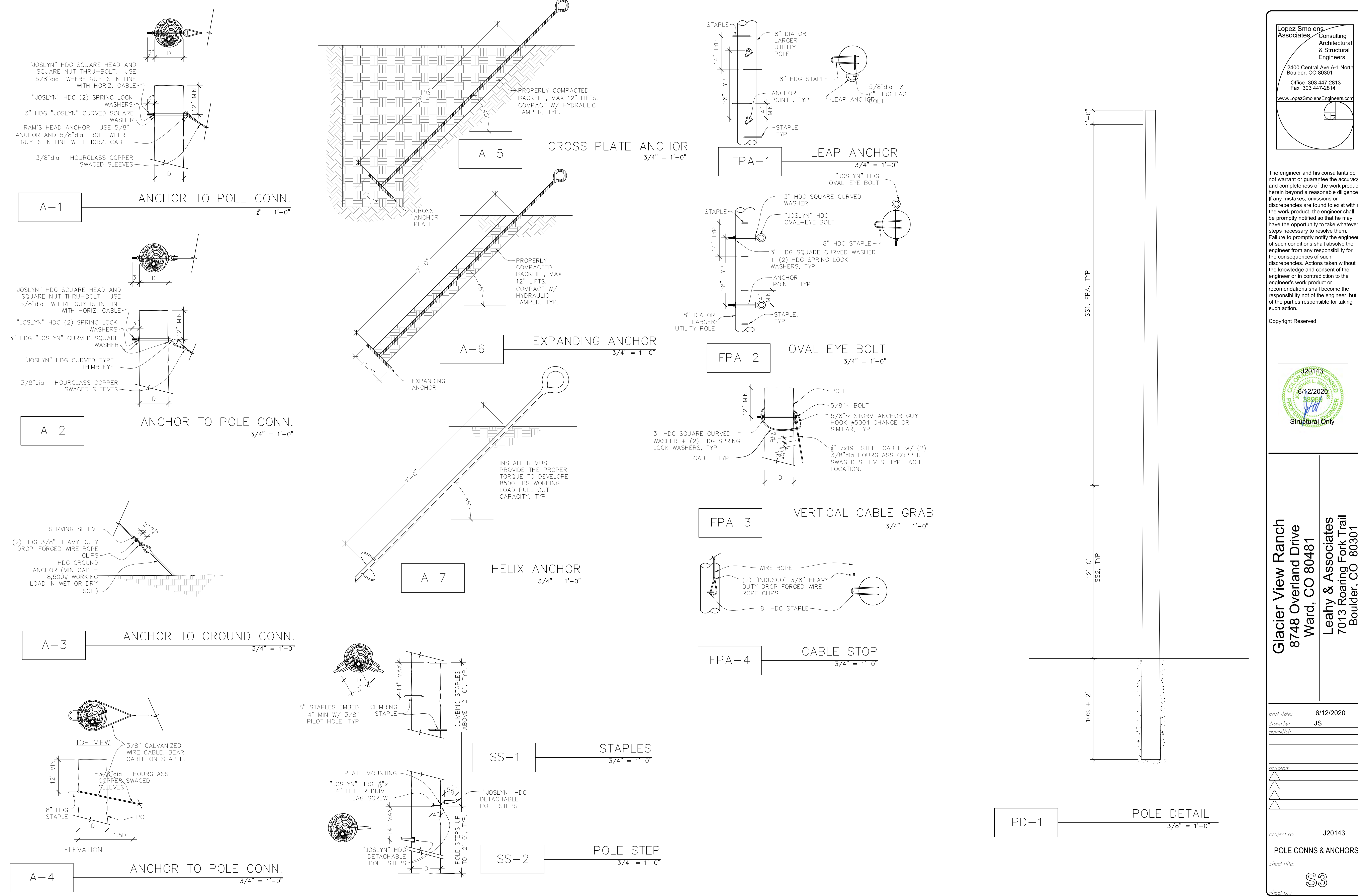
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sheet title: Elevations

sheet no: S2



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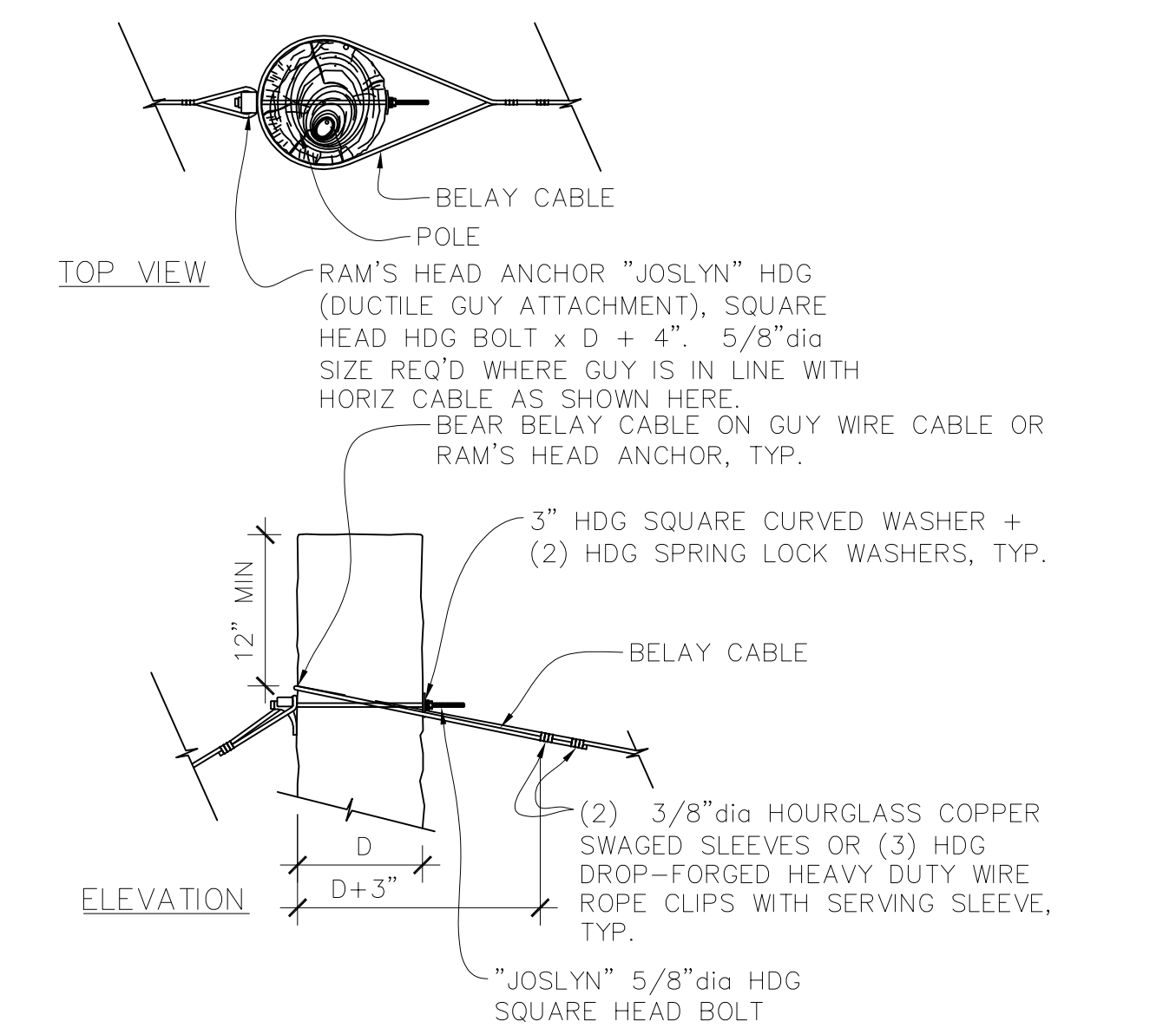
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POLE CONNS & ANCHORS

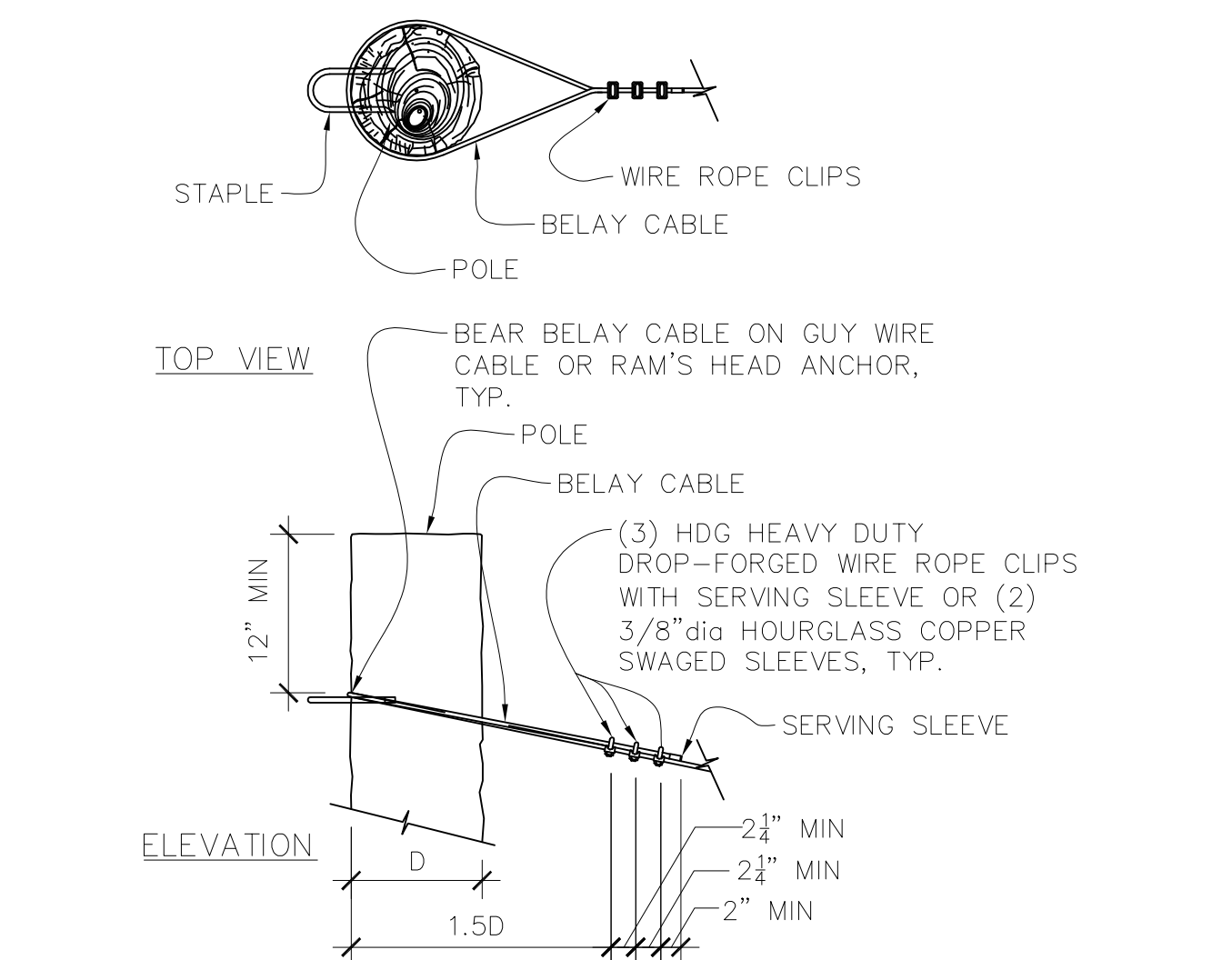
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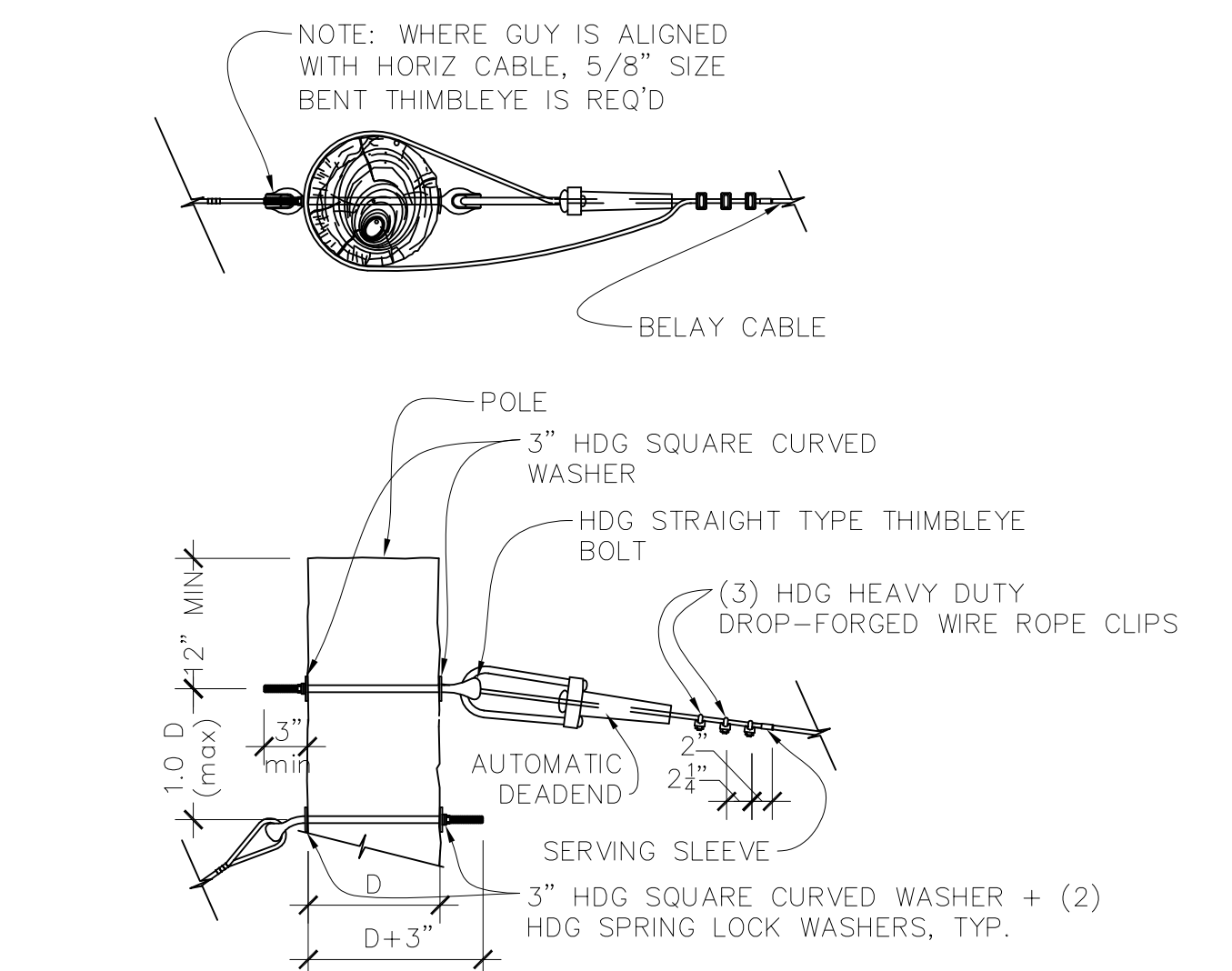




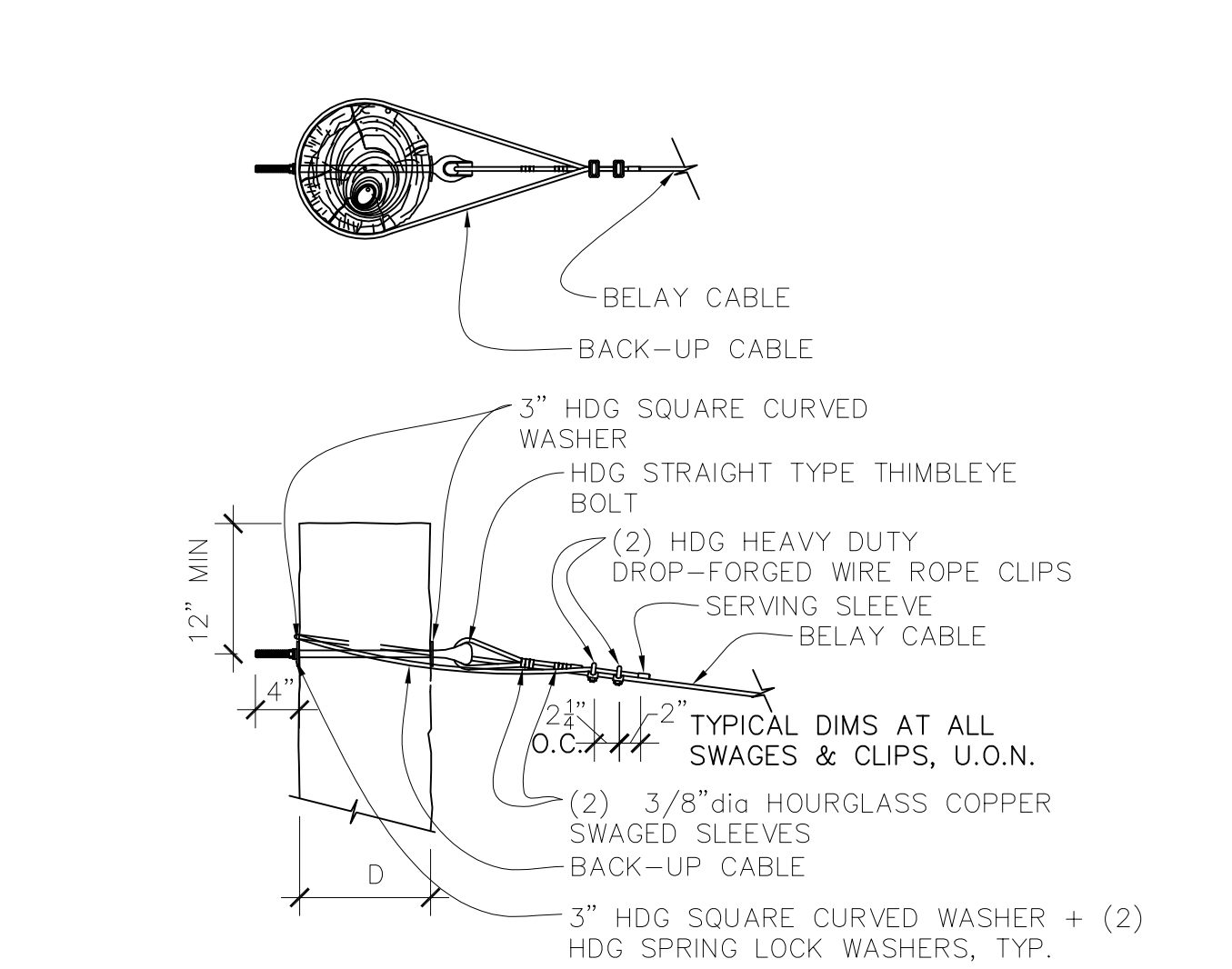
BC-1 SWAGED CABLE LOOP BELAY  
3/4" = 1'-0"



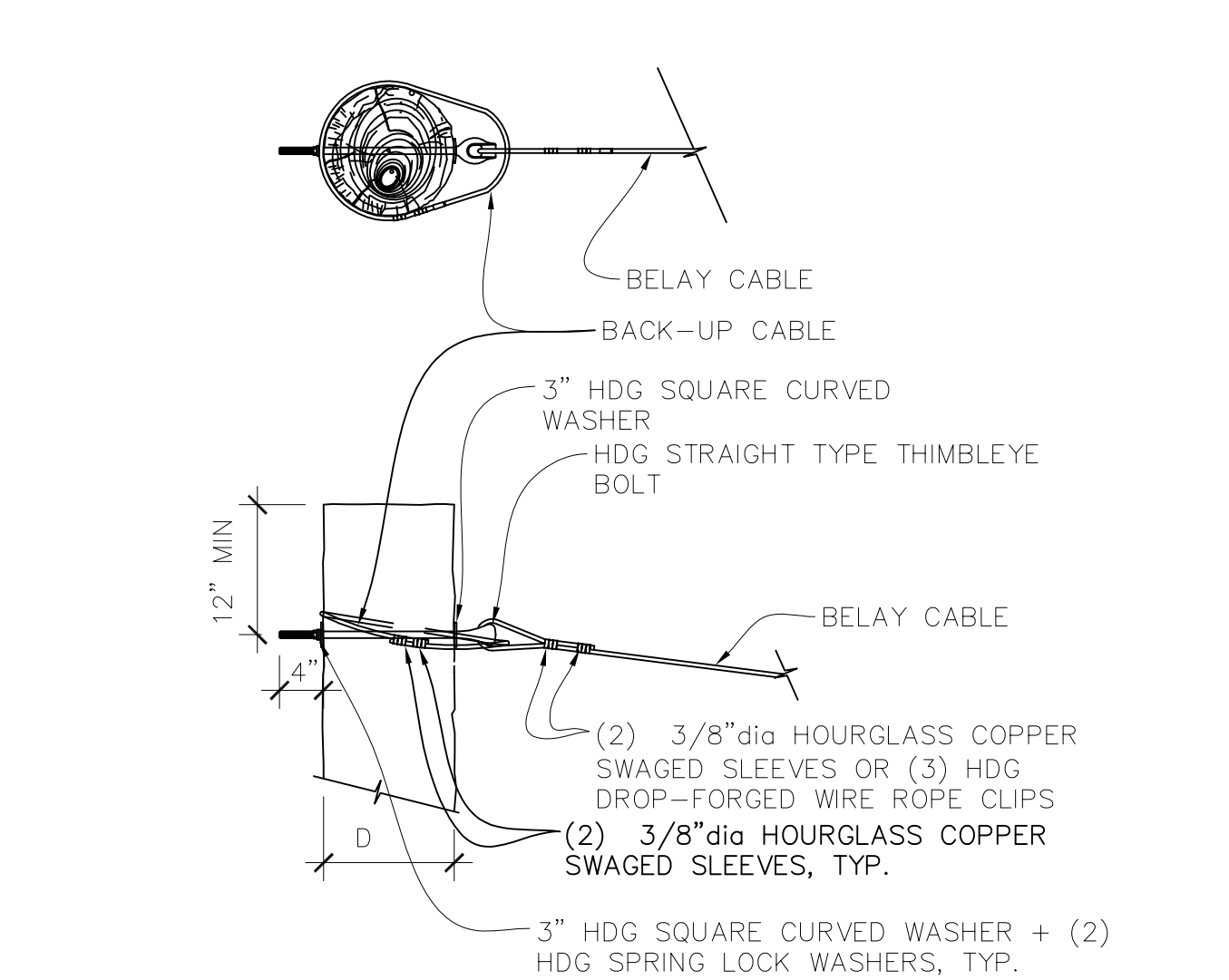
BC-2 CABLE CLAMP LOOP BELAY  
3/4" = 1'-0"



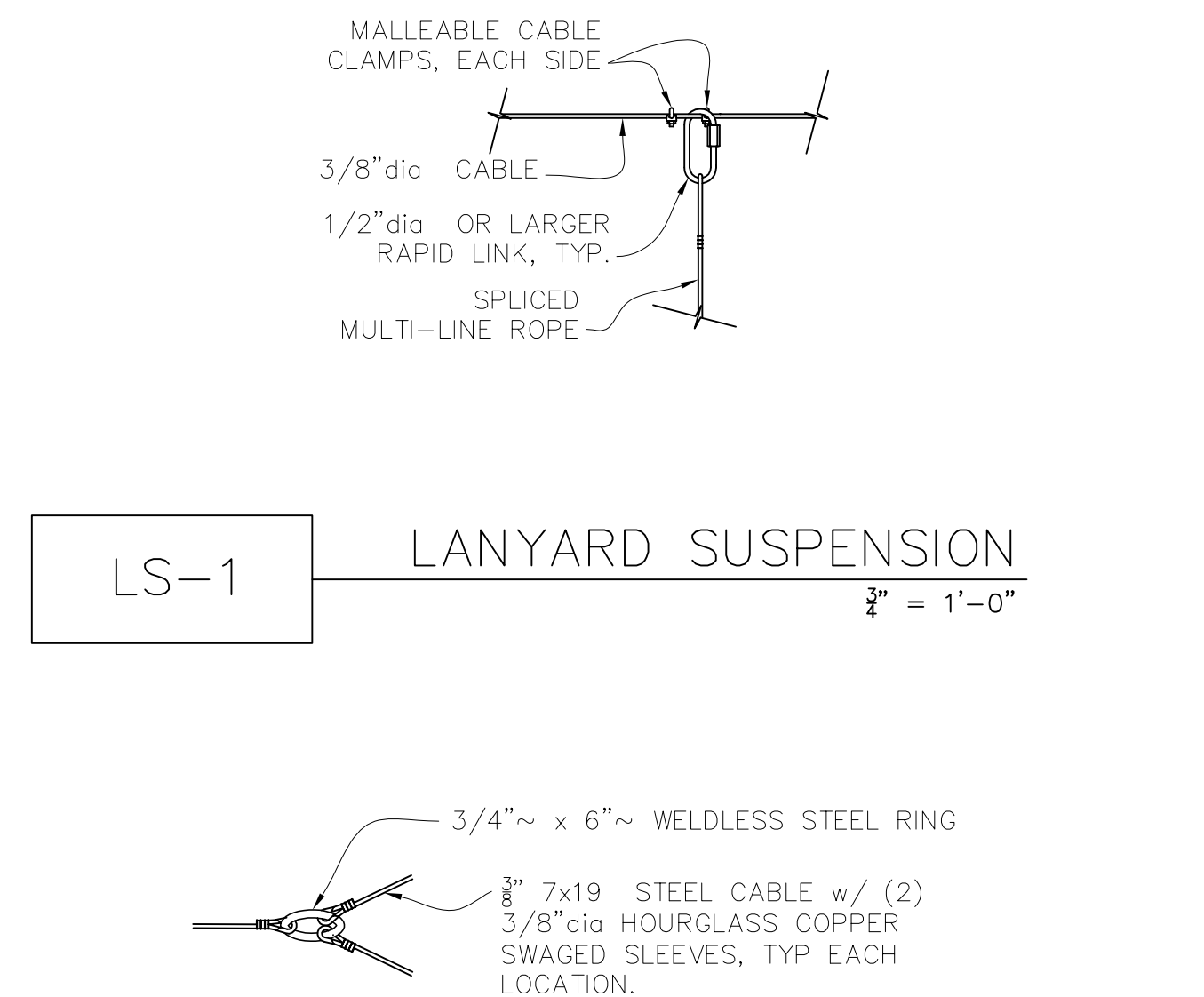
BC-3 AUTOMATIC DEADEND BELAY  
3/4" = 1'-0"



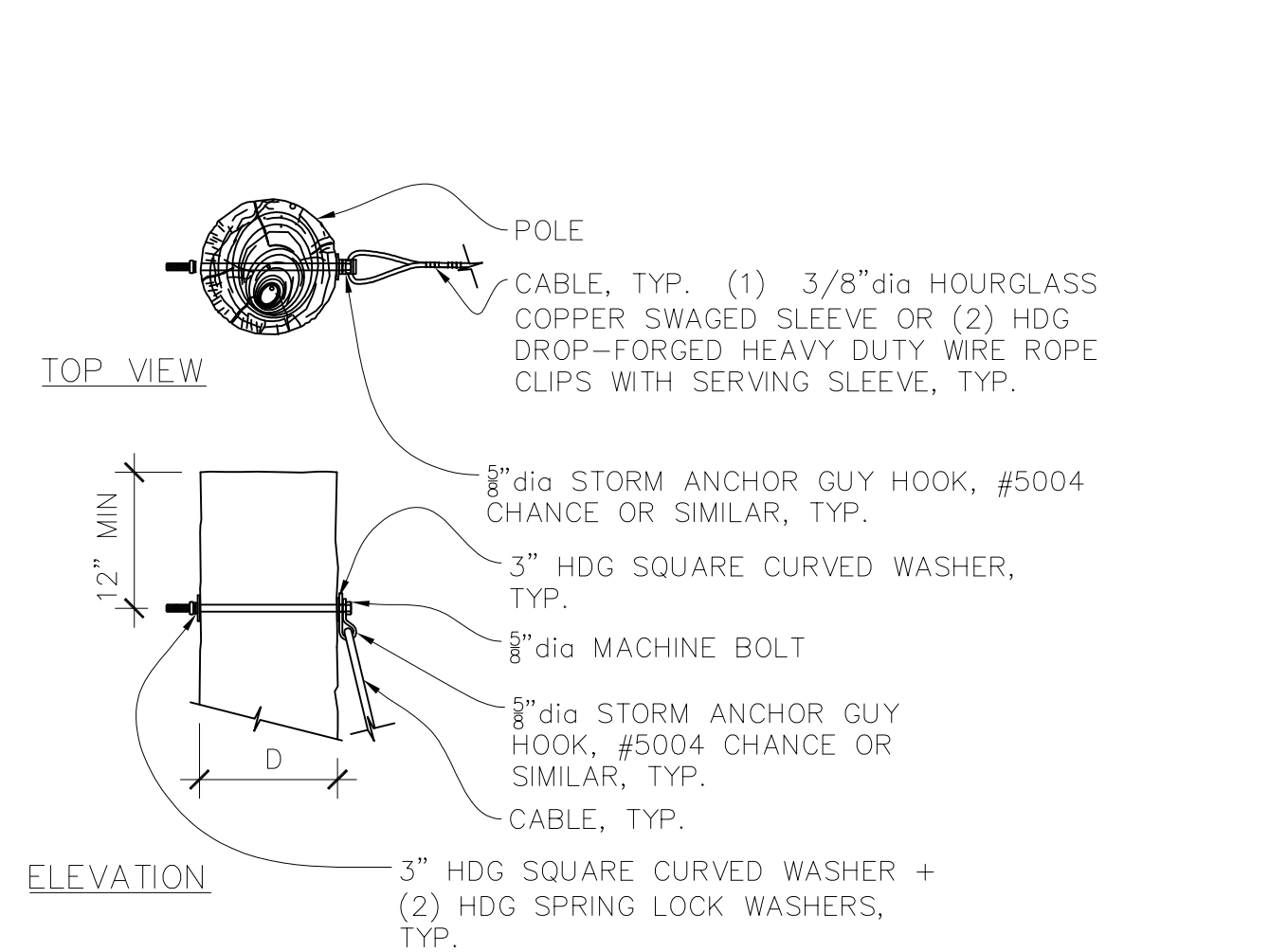
BC-4 TEB & SWAGED BACK-UP  
3/4" = 1'-0"



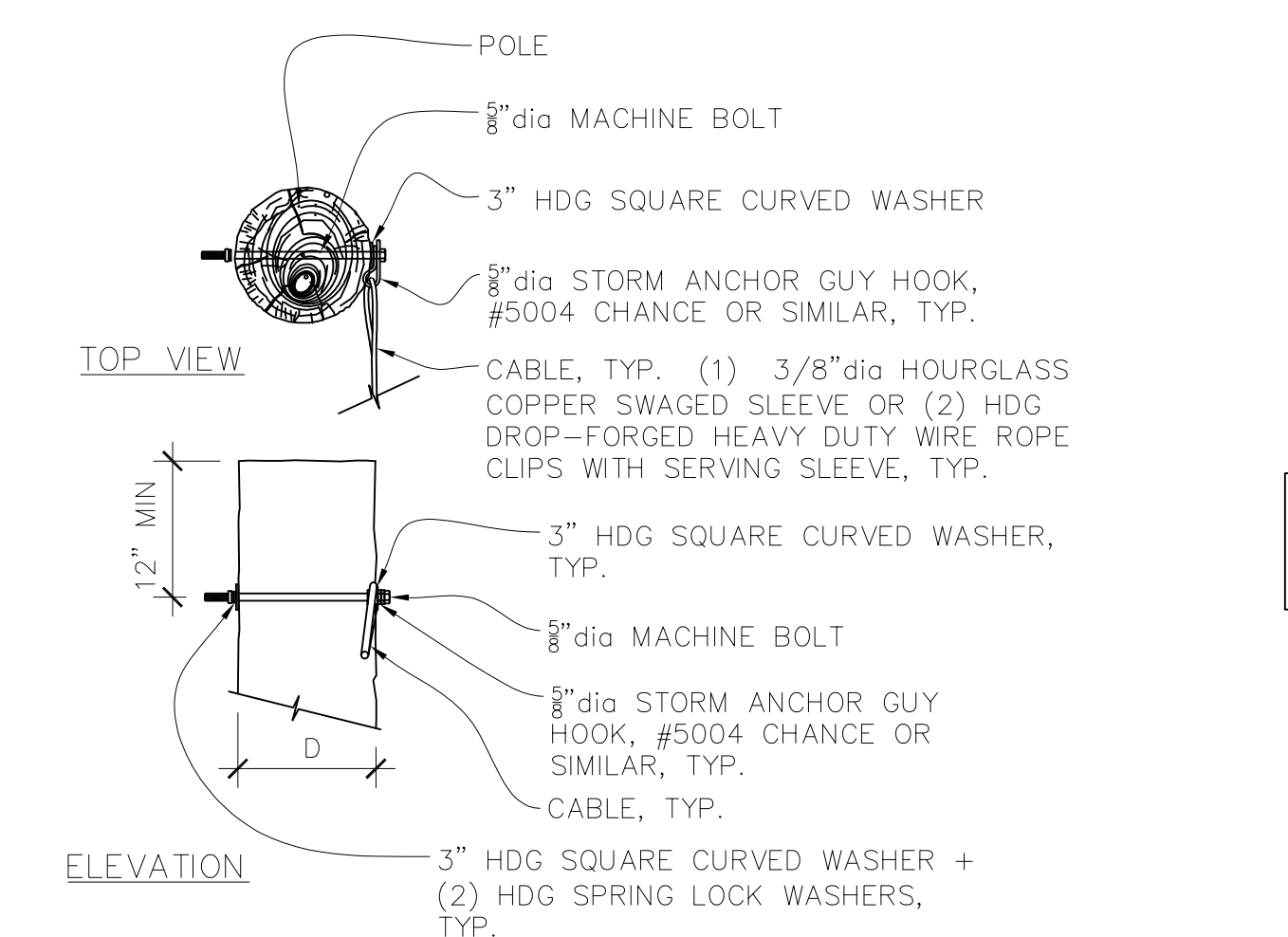
BC-5 SWAGED THIMBLEYE w/ HALO BACK-UP SYSTEM  
3/4" = 1'-0"



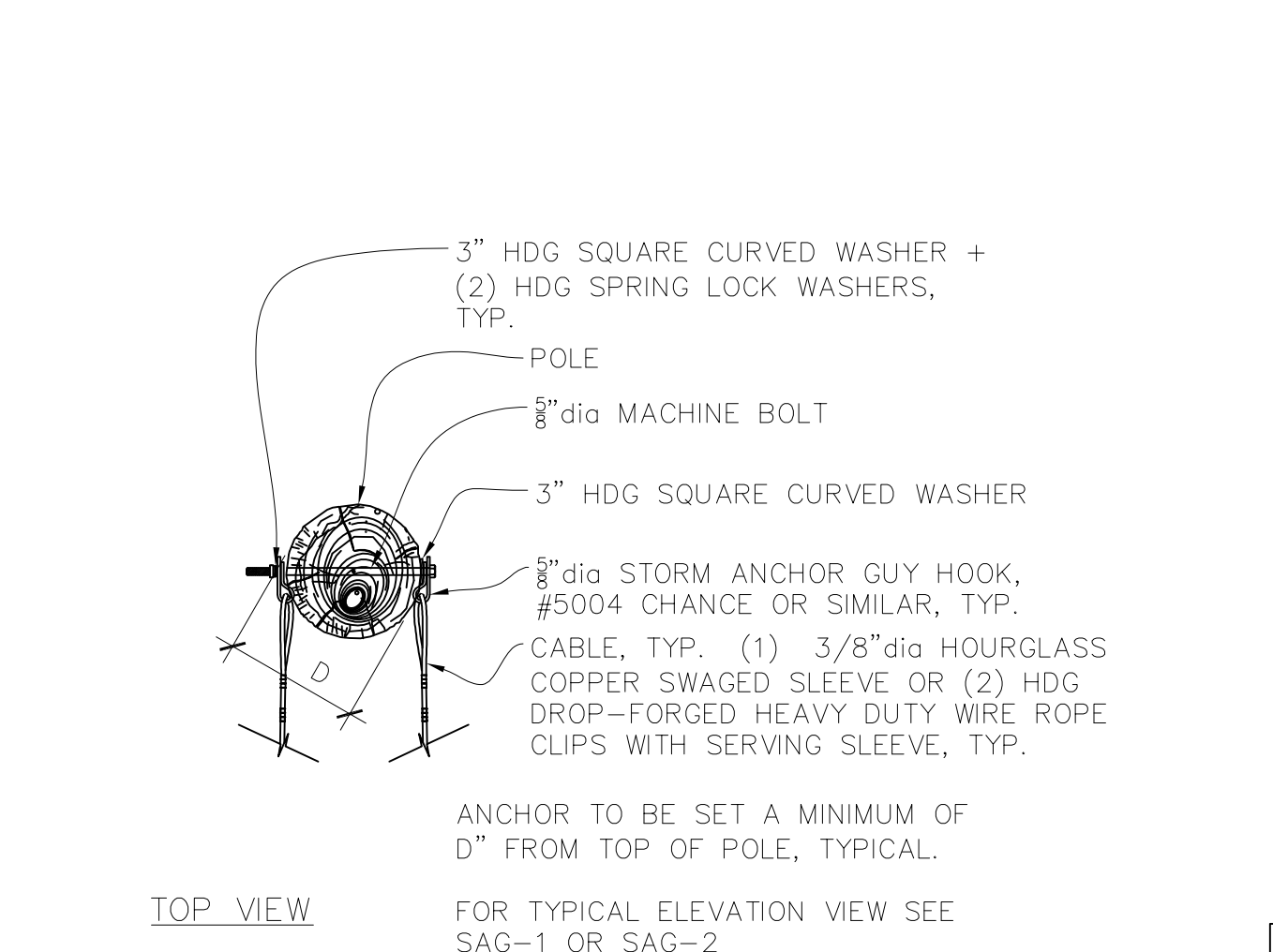
LS-1 LANYARD SUSPENSION  
3/4" = 1'-0"



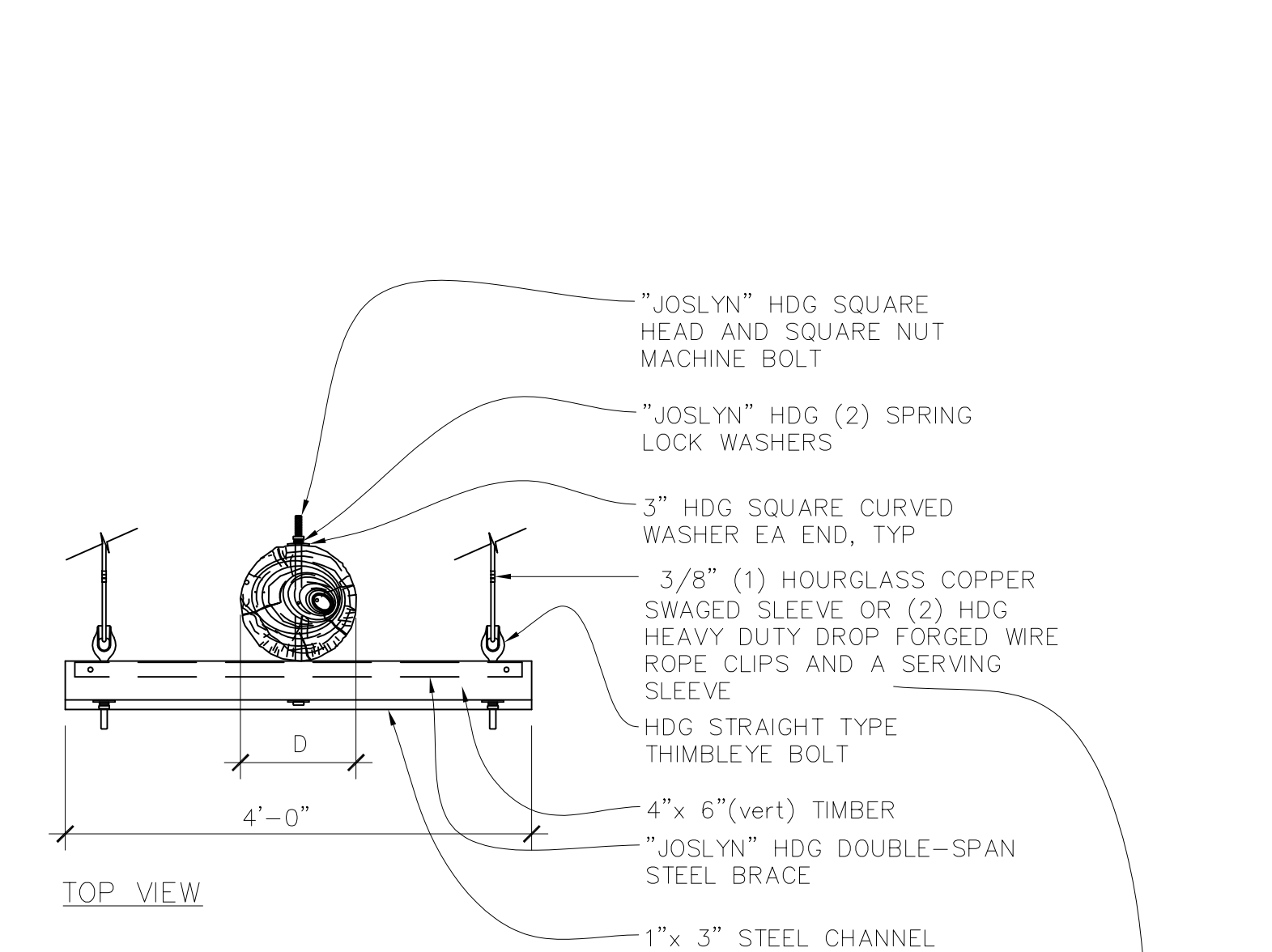
SAG-1 STORM ANCHOR GUY - VERT  
3/4" = 1'-0"



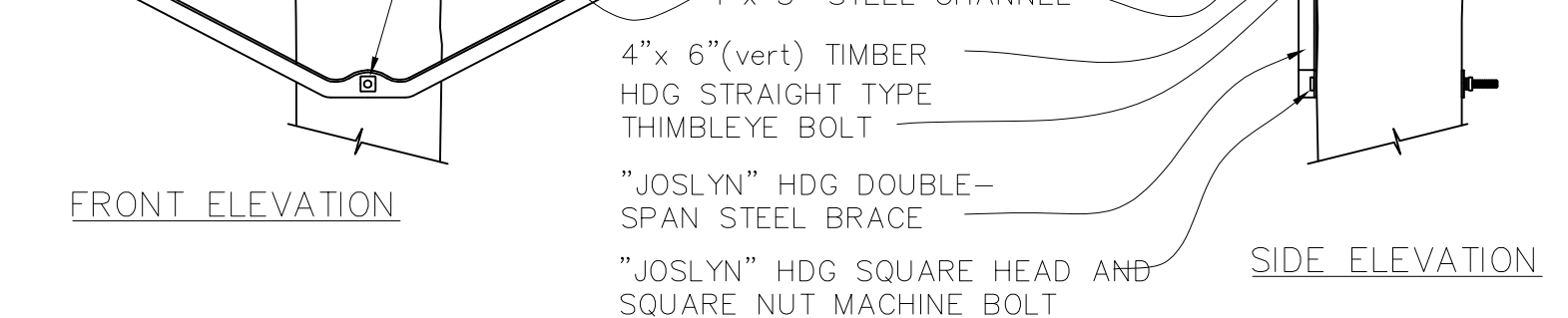
SAG-2 STORM ANCHOR GUY - HORIZ  
3/4" = 1'-0"



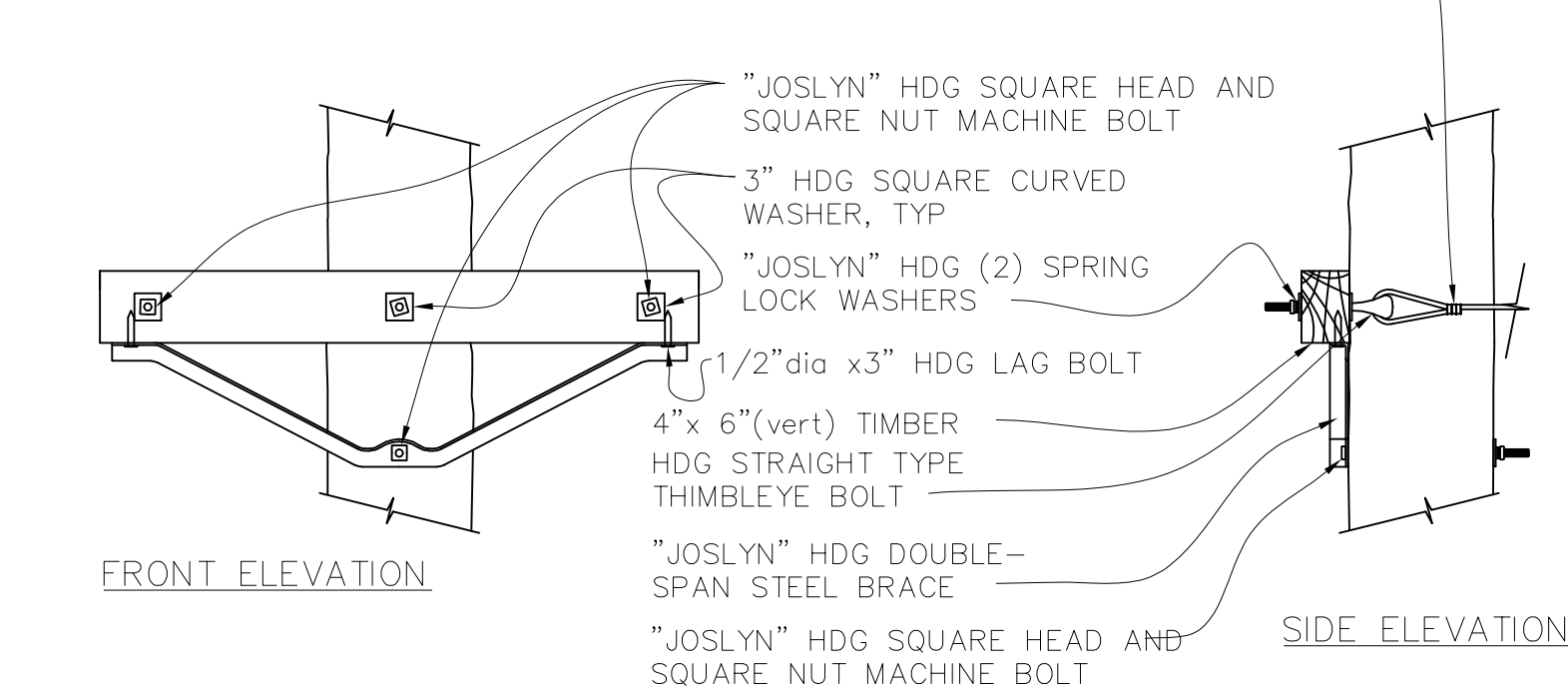
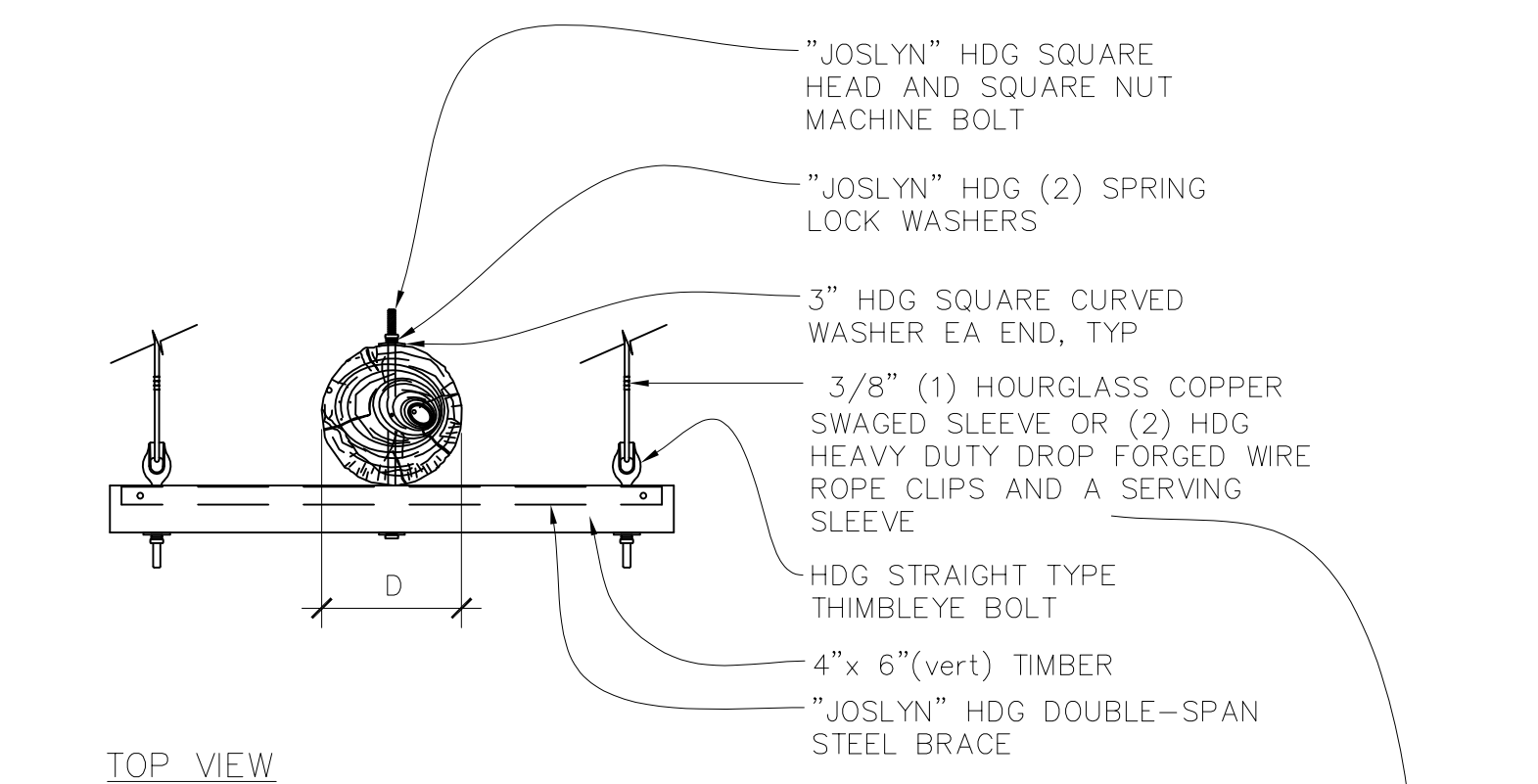
SAG-3 DOUBLE STORM ANCHOR GUY  
3/4" = 1'-0"



CAB-1 CROSS ARM BRACE "HEAVY"  
3/4" = 1'-0"



CAB-2 CROSS ARM BRACE "LITE"  
3/4" = 1'-0"

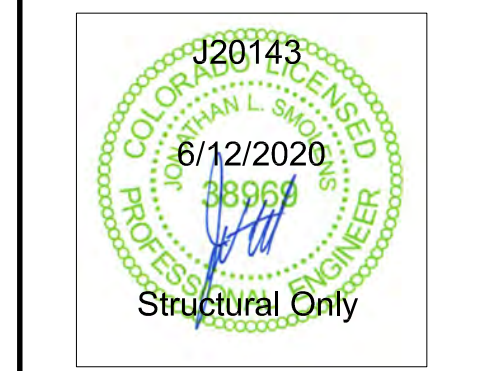


CAB-4 CROSS ARM BRACE "LITE"  
3/4" = 1'-0"

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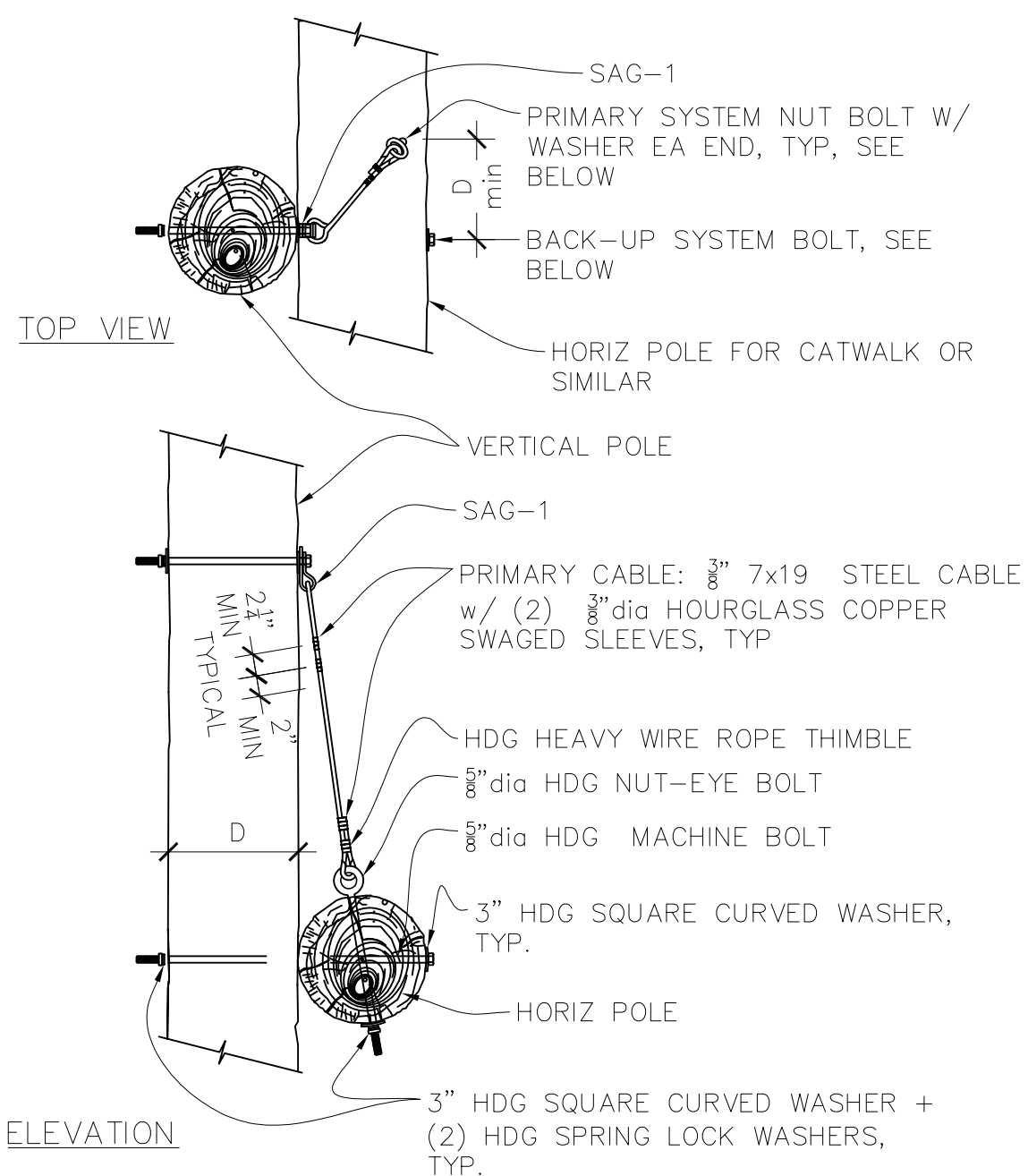
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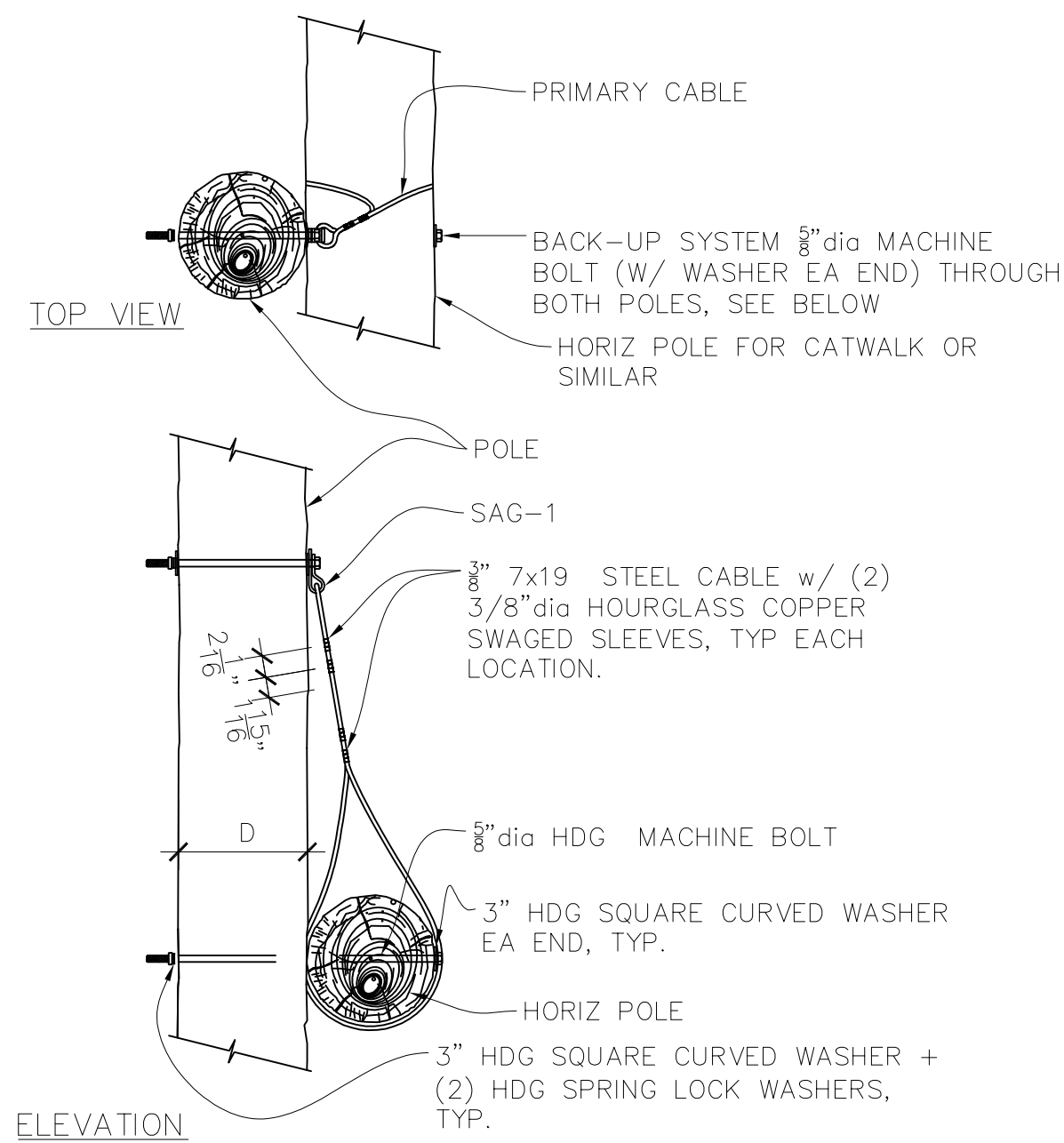
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sheet no.:	S4

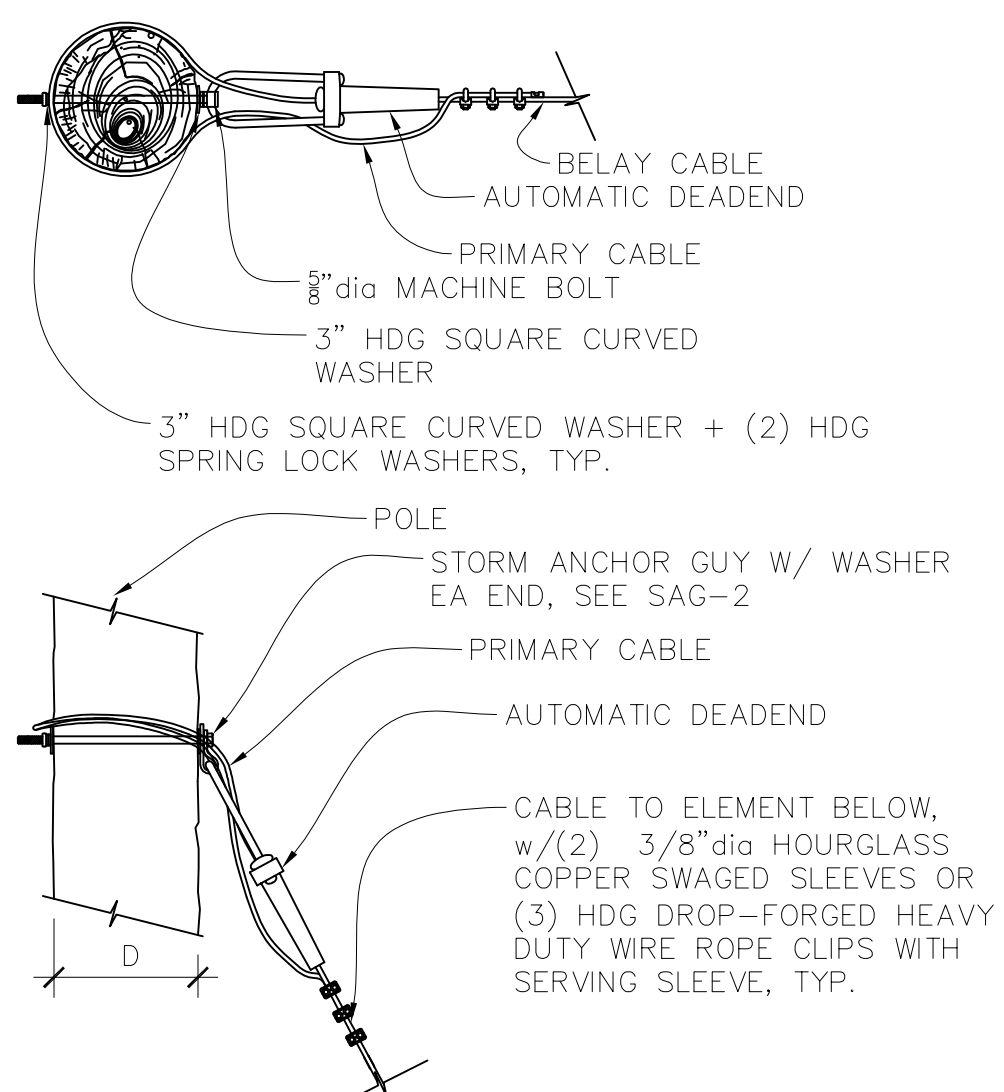




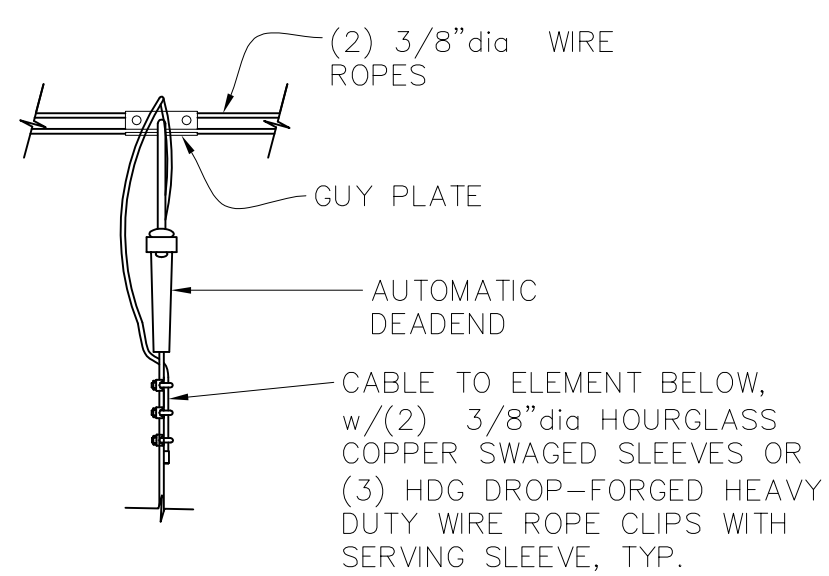
**BSS-1** BEAM SUPPORT SYSTEM #1  
BOLTED BACK-UP  $\frac{3}{4}" = 1'-0"$



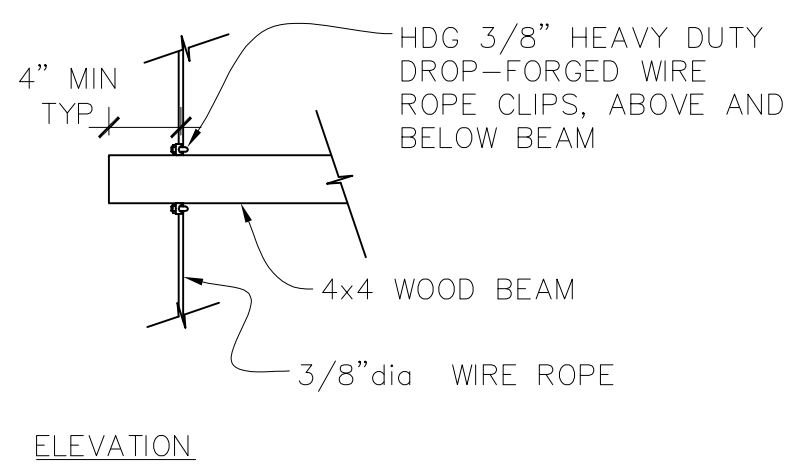
**BSS-2** BEAM SUPPORT SYSTEM #2  
CABLE BACK-UP  $\frac{3}{4}" = 1'-0"$



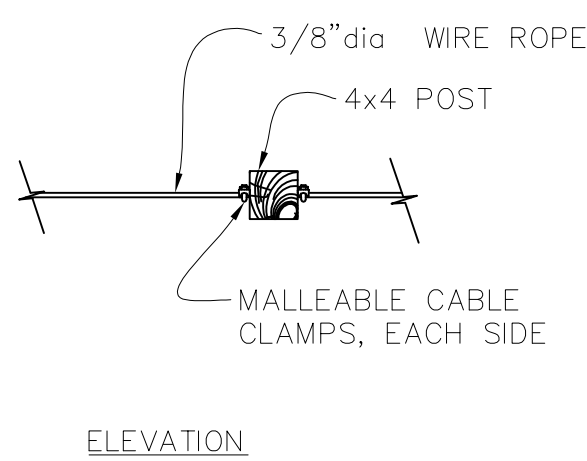
**BSS-4** BEAM SUPPORT SYSTEM #4  
AUTOMATIC DEAD-END  $\frac{3}{4}" = 1'-0"$



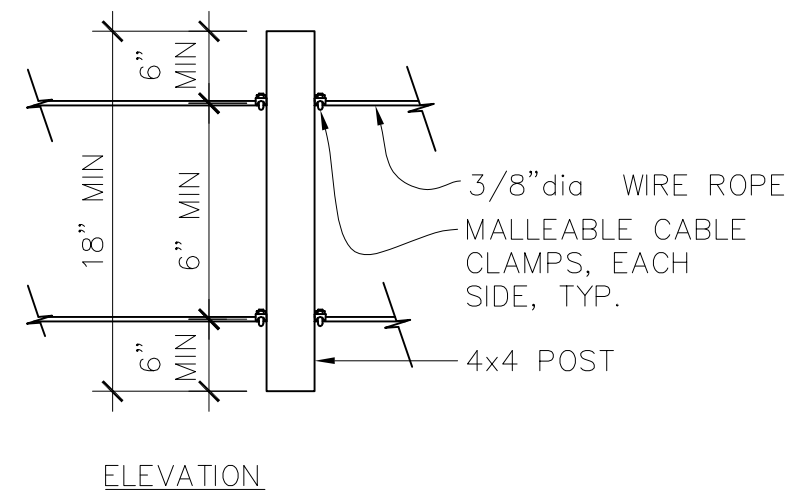
**BSS-7** AUTOMATIC DEADEND  
VERTICAL SUSPENSION  $\frac{3}{4}" = 1'-0"$



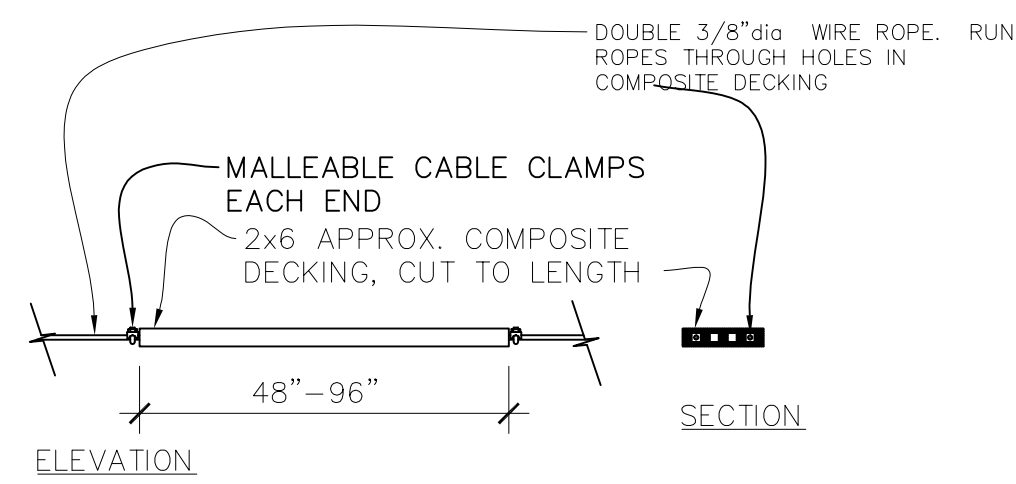
**WSC-1** WOOD CABLE SUSPENSION  
VERTICAL  $\frac{3}{4}" = 1'-0"$



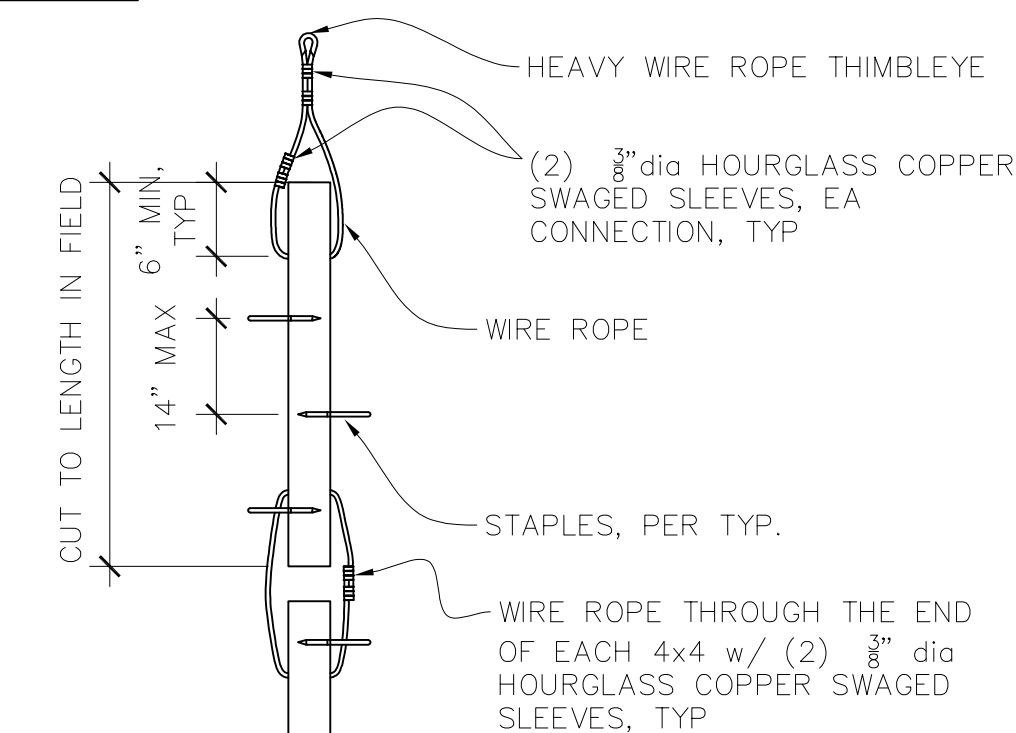
**WSC-2** WOOD CABLE SUSPENSION  
HORIZONTAL  $\frac{3}{4}" = 1'-0"$



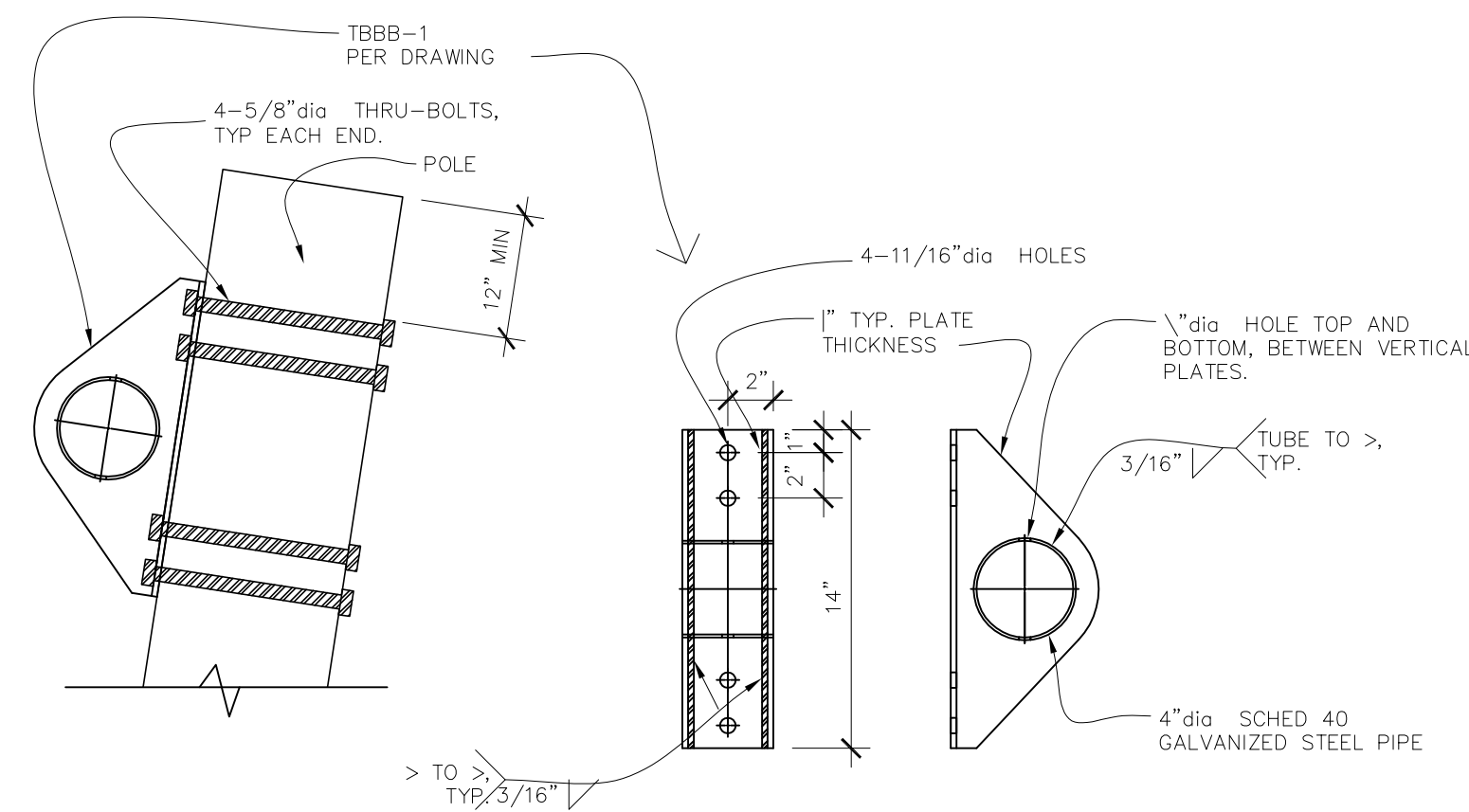
**WSC-3** WOOD CABLE SUSPENSION  
VERT. FOOT BRIDGE  $\frac{3}{4}" = 1'-0"$



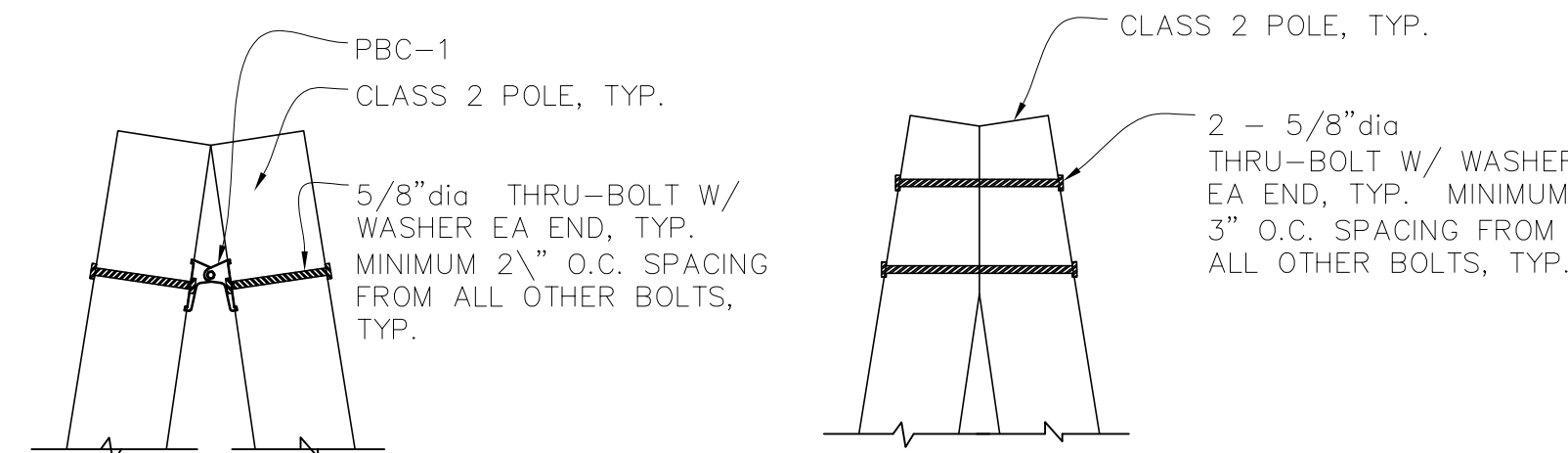
**WSC-4** SINGLE RAIL DETAIL  
 $\frac{3}{4}" = 1'-0"$



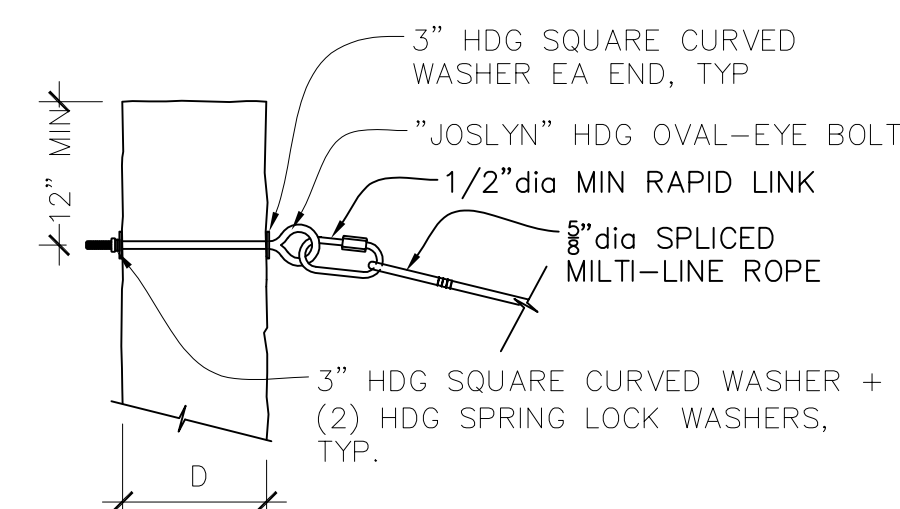
**WSC-5** CENTIPEDE DETAIL  
 $\frac{3}{4}" = 1'-0"$



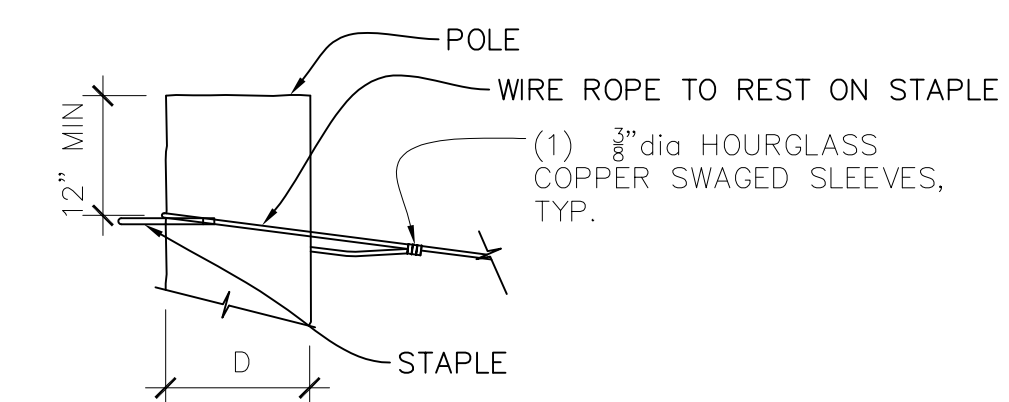
**TBBB-1** TOWER BELAY BAR BRACE  
 $1\frac{1}{2}" = 1'-0"$



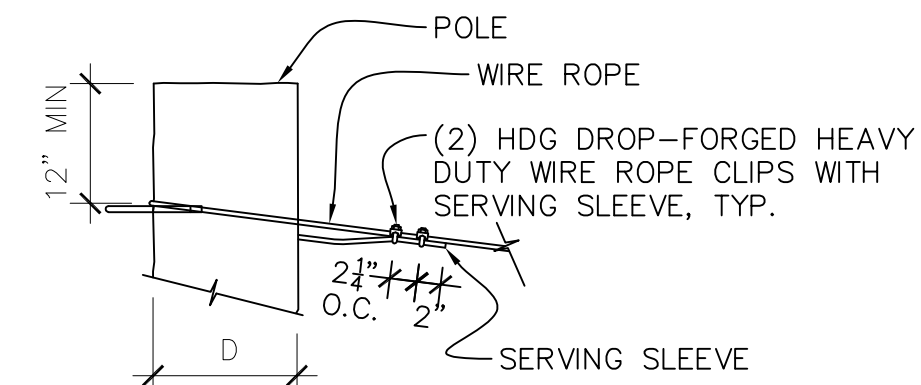
**PBC-1** POLE BRACE CONNECTOR  $\frac{3}{4}" = 1'-0"$  **PBC-2**



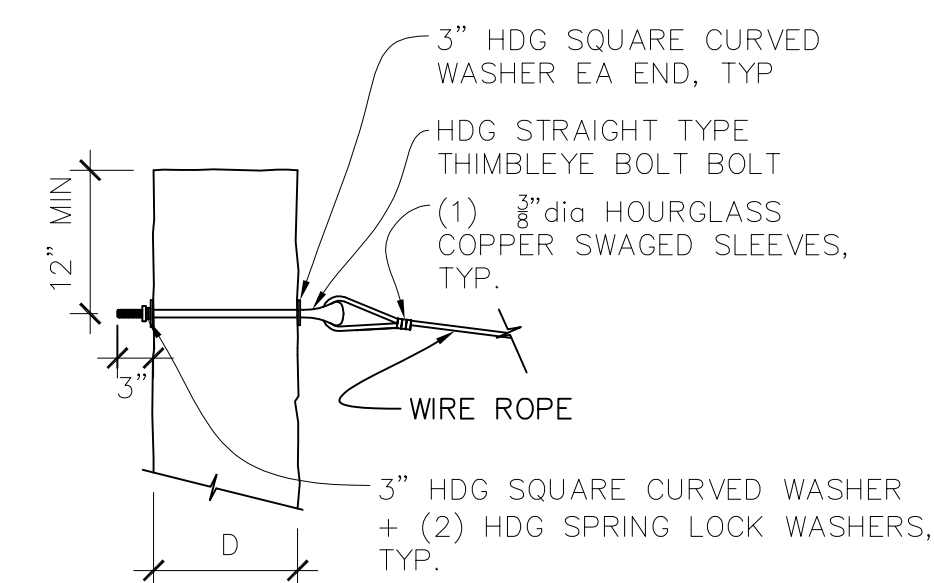
**HLC-1** HAND LINE CONNECTOR  
 $\frac{3}{4}" = 1'-0"$



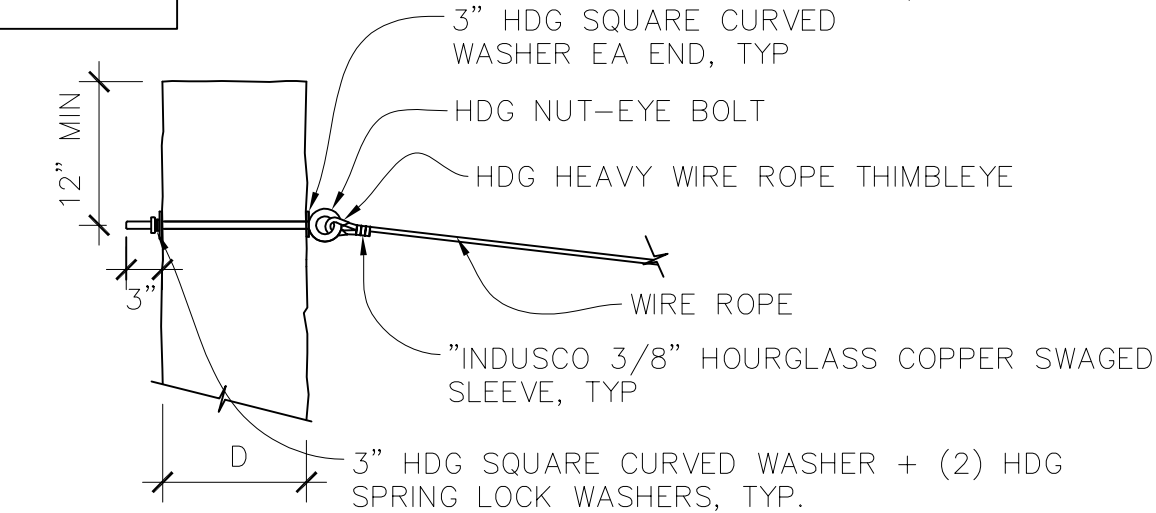
**HUF-1** SWAGED LOOP  
 $\frac{3}{4}" = 1'-0"$



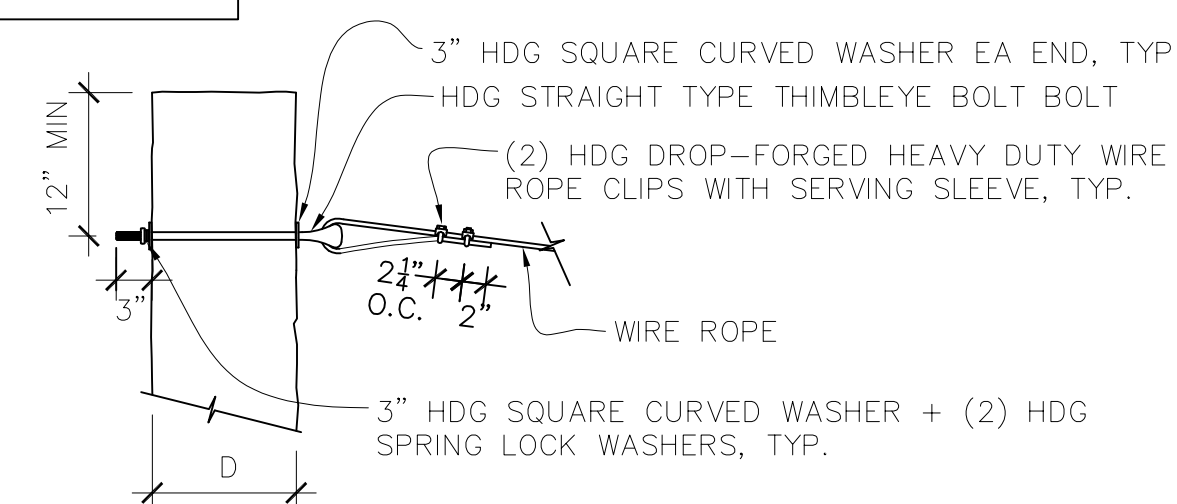
**HUF-2** CABLE CLAMP LOOP  
 $\frac{3}{4}" = 1'-0"$



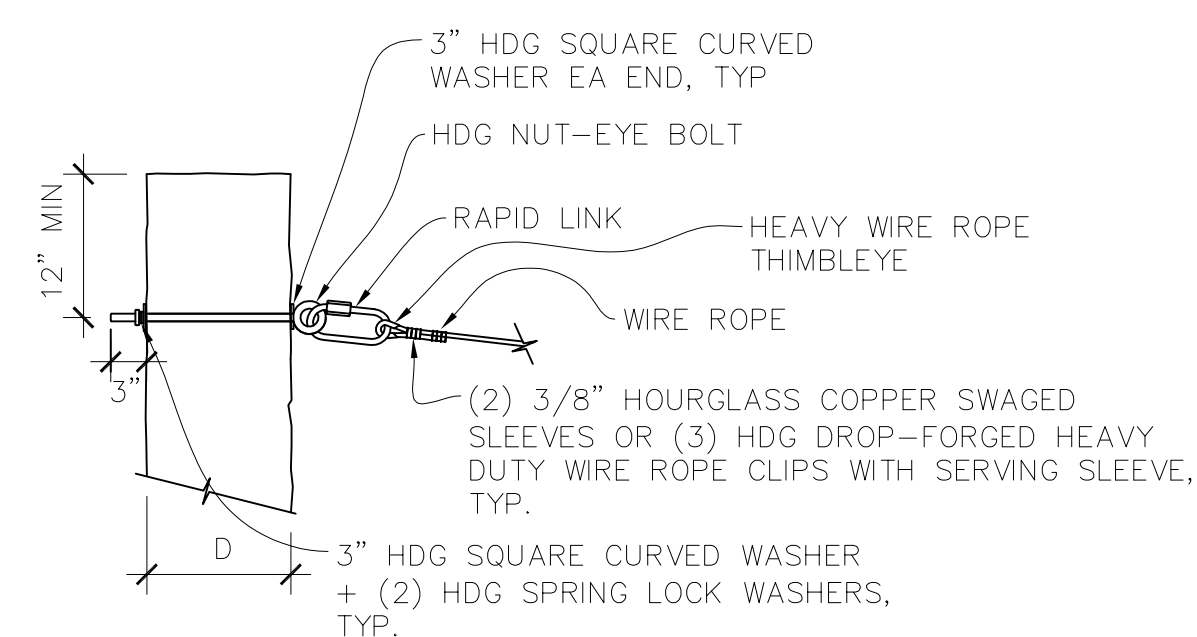
**HUF-3** THIMBLEYE BOLT & SWAGE  
 $\frac{3}{4}" = 1'-0"$



**HUF-4** NUT-EYE BOLT & SWAGE  
 $\frac{3}{4}" = 1'-0"$



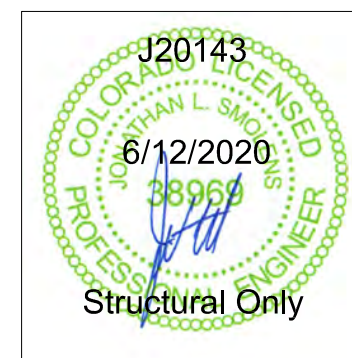
**HUF-5** T.E.B. & CABLE CLAMP  
 $\frac{3}{4}" = 1'-0"$



**HUF-6** NUT EYE BOLT AND RAPID  
LINK  $\frac{3}{4}" = 1'-0"$

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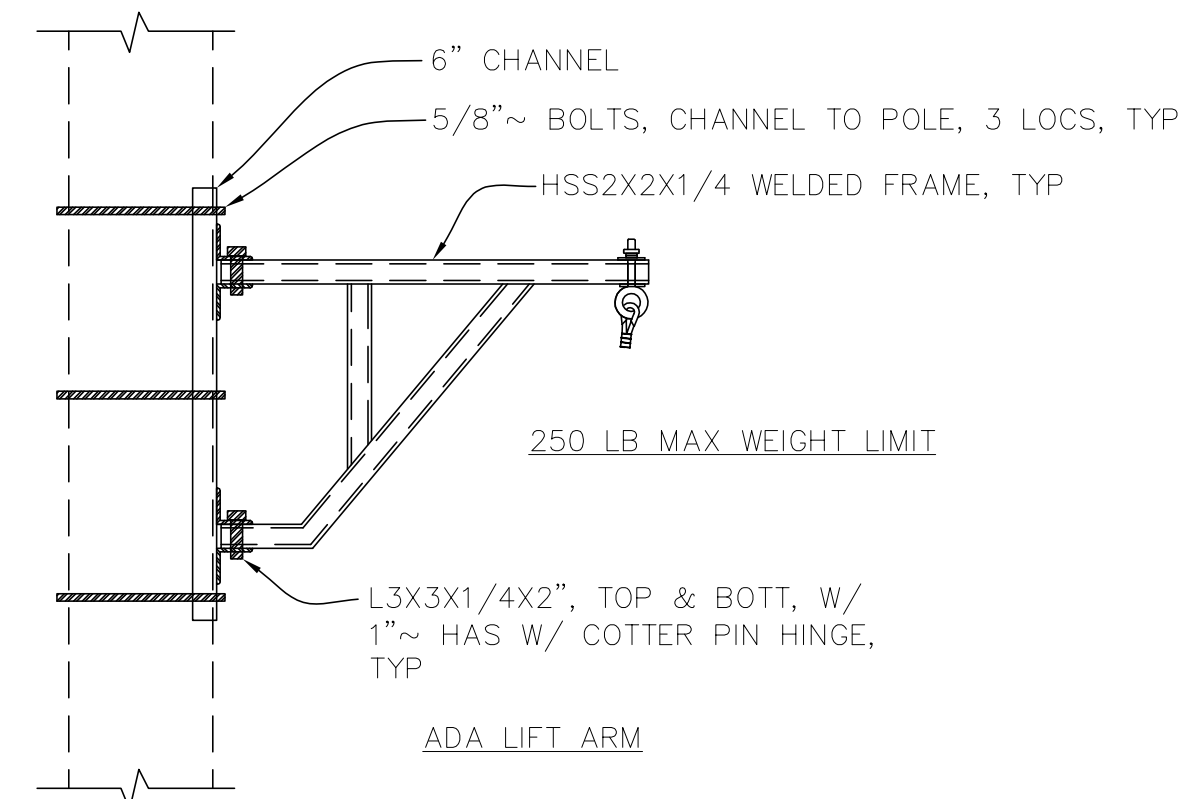
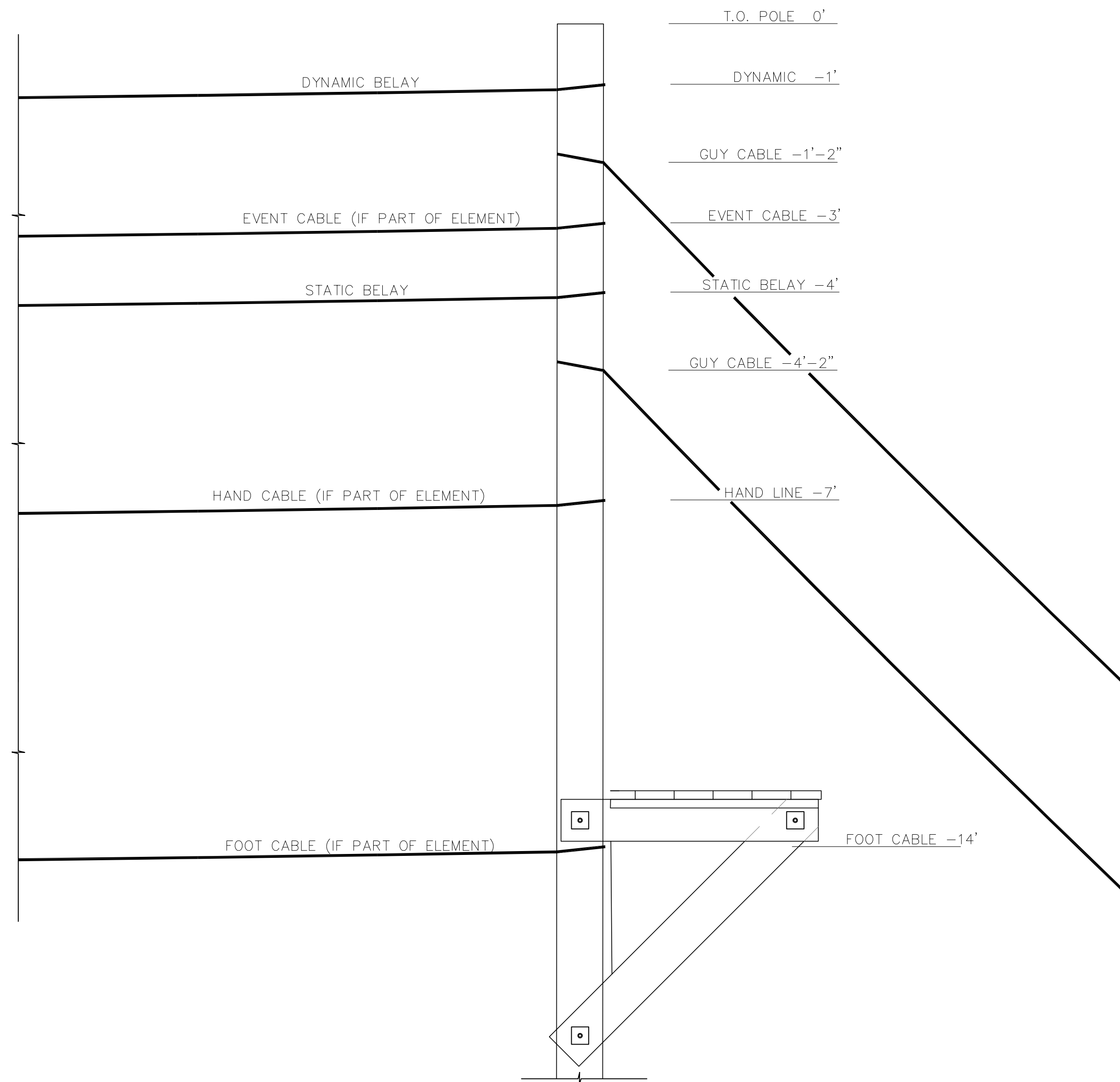
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DETAILS

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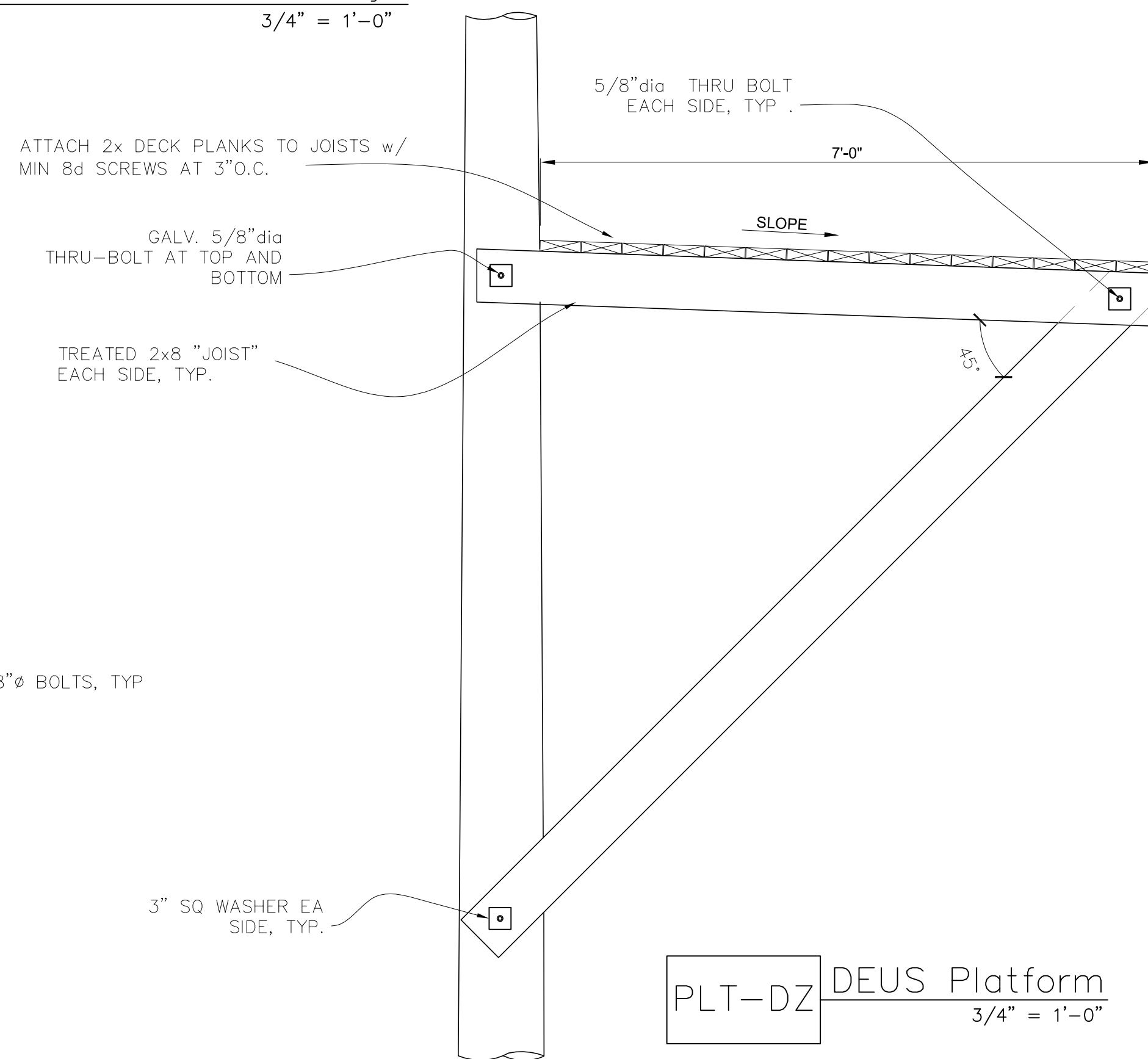
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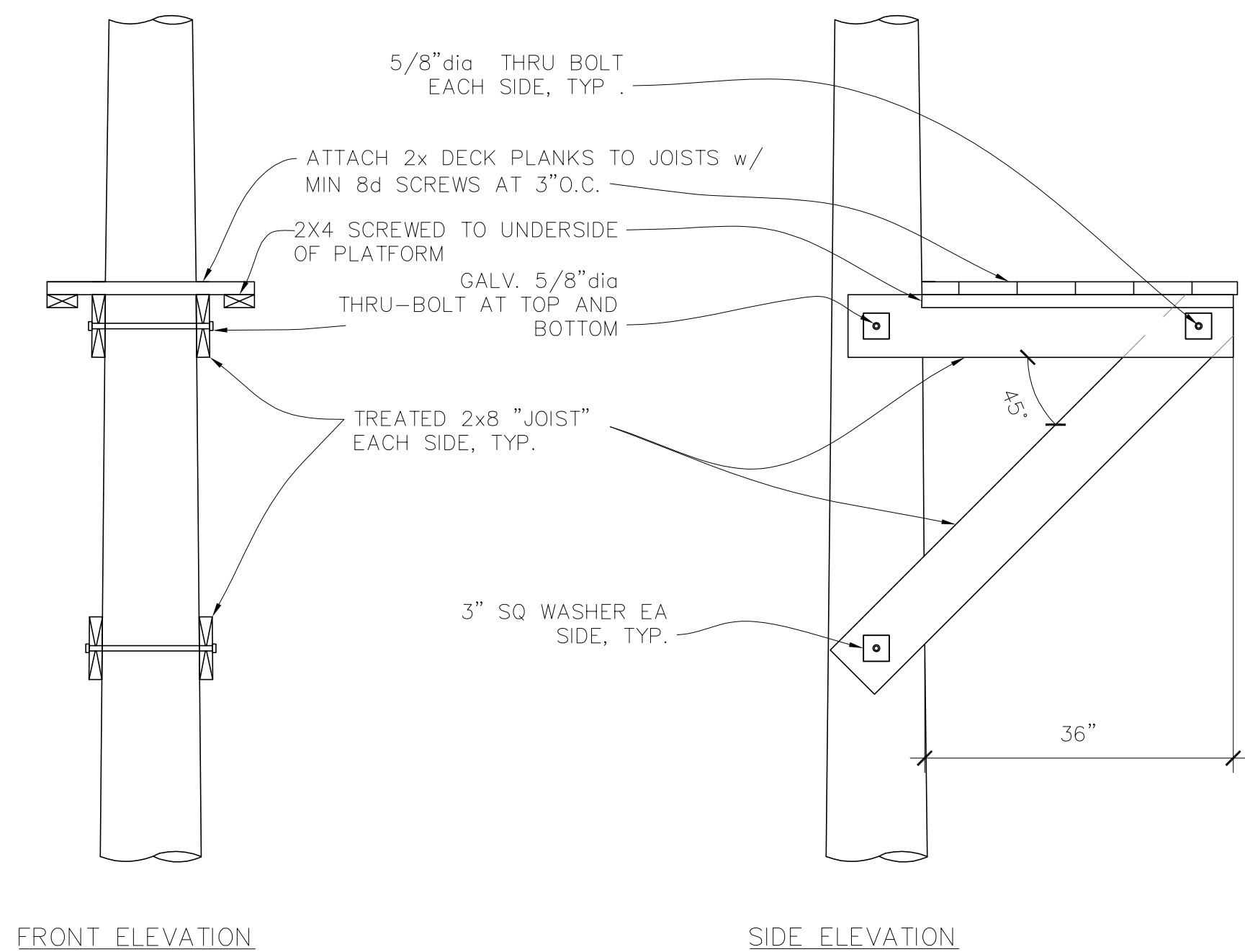


ADALA ADA Lift Arm  
3/4" = 1'-0"

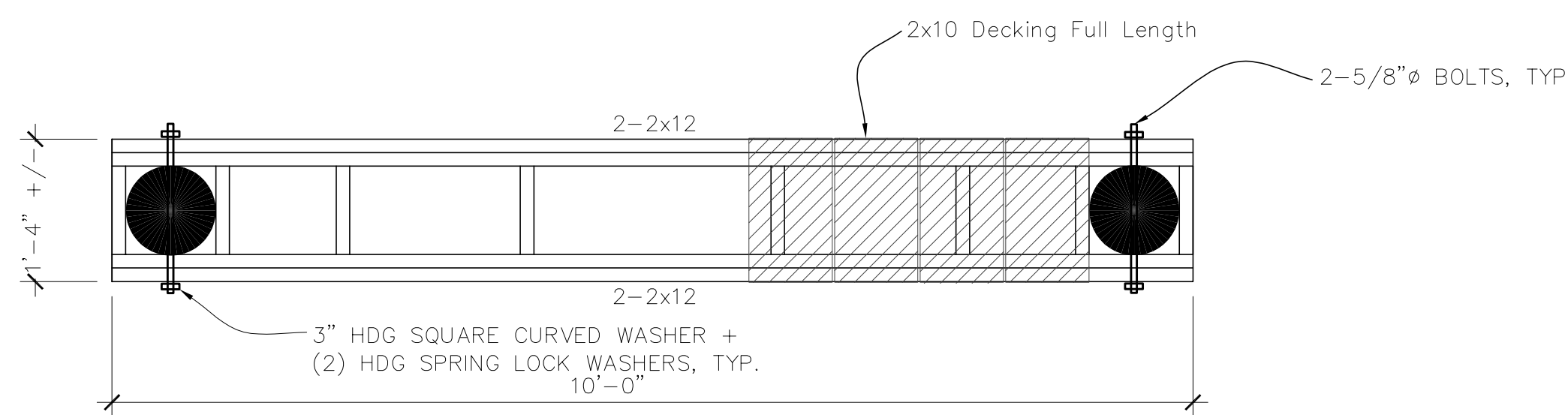
DD&SB Dual Dynamic & Static Belays  
3/4" = 1'-0"



PLT-DZ DEUS Platform  
3/4" = 1'-0"



PLT-1 Platform #1  
3/4" = 1'-0"



2PT NJD No Joist Deck  
3/4" = 1'-0"

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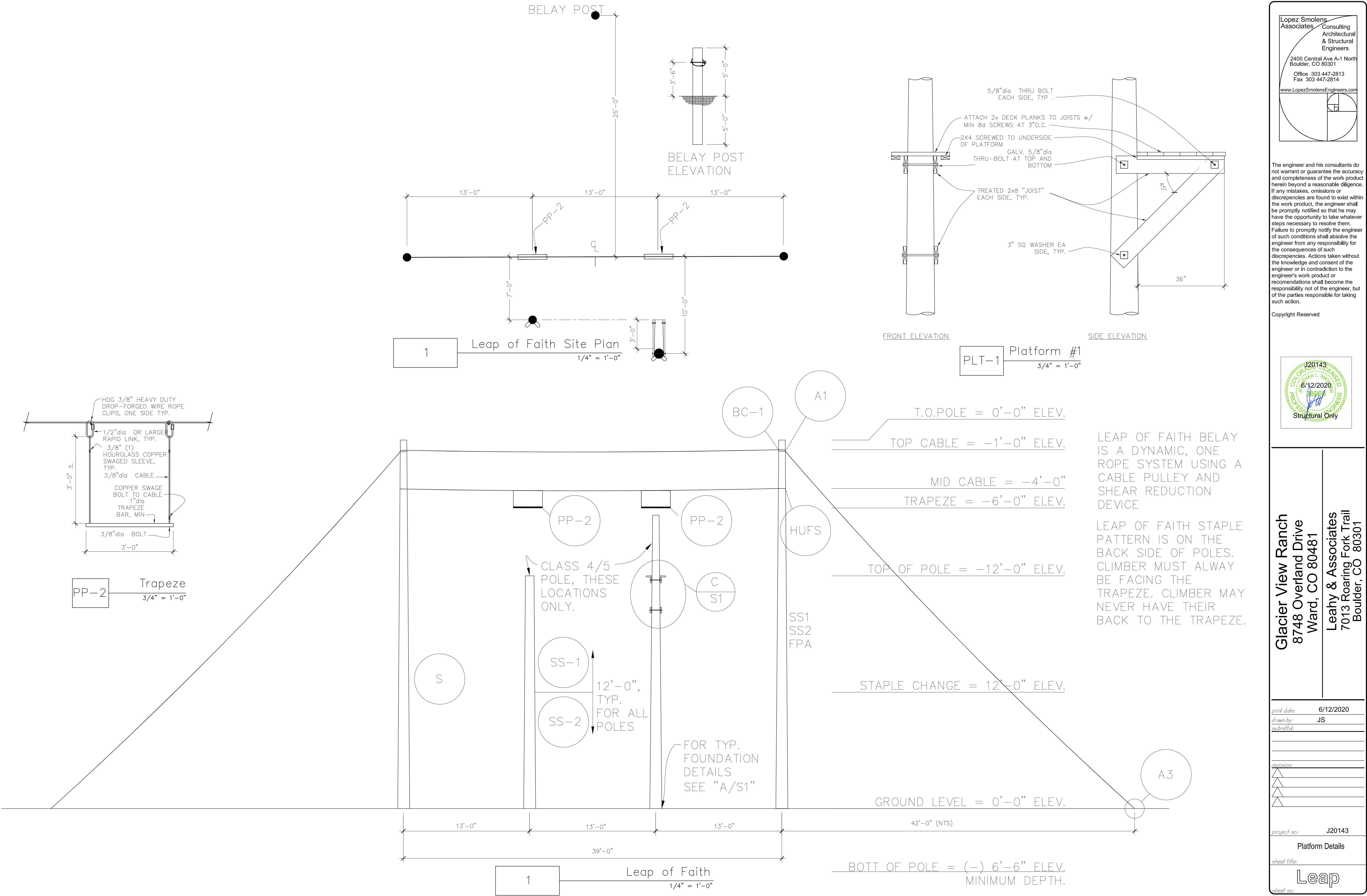
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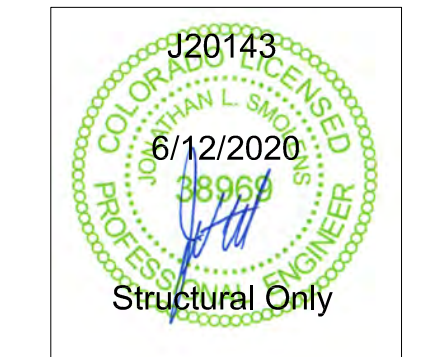
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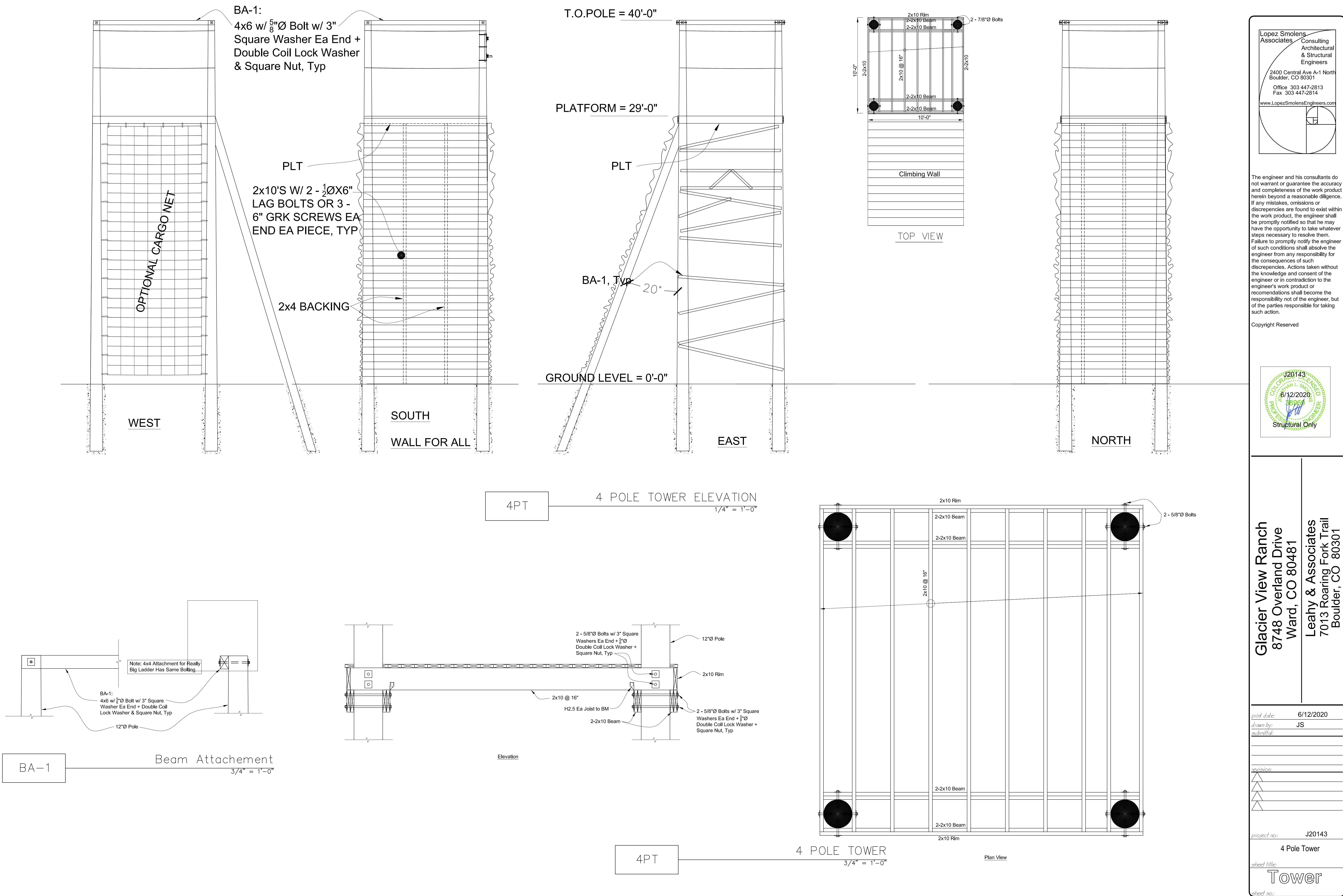
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Leap

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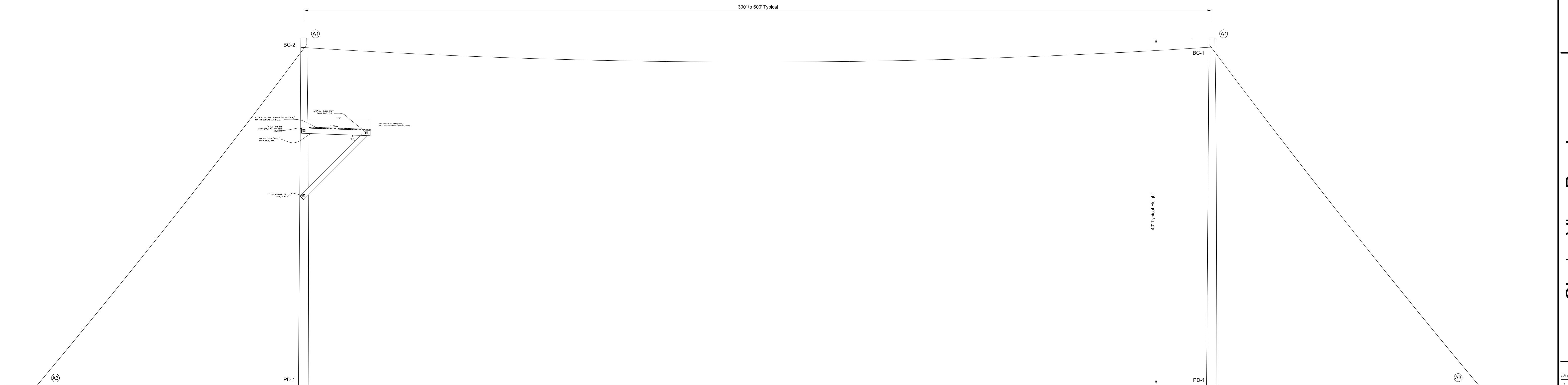
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### Zipline

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518

## Zipline

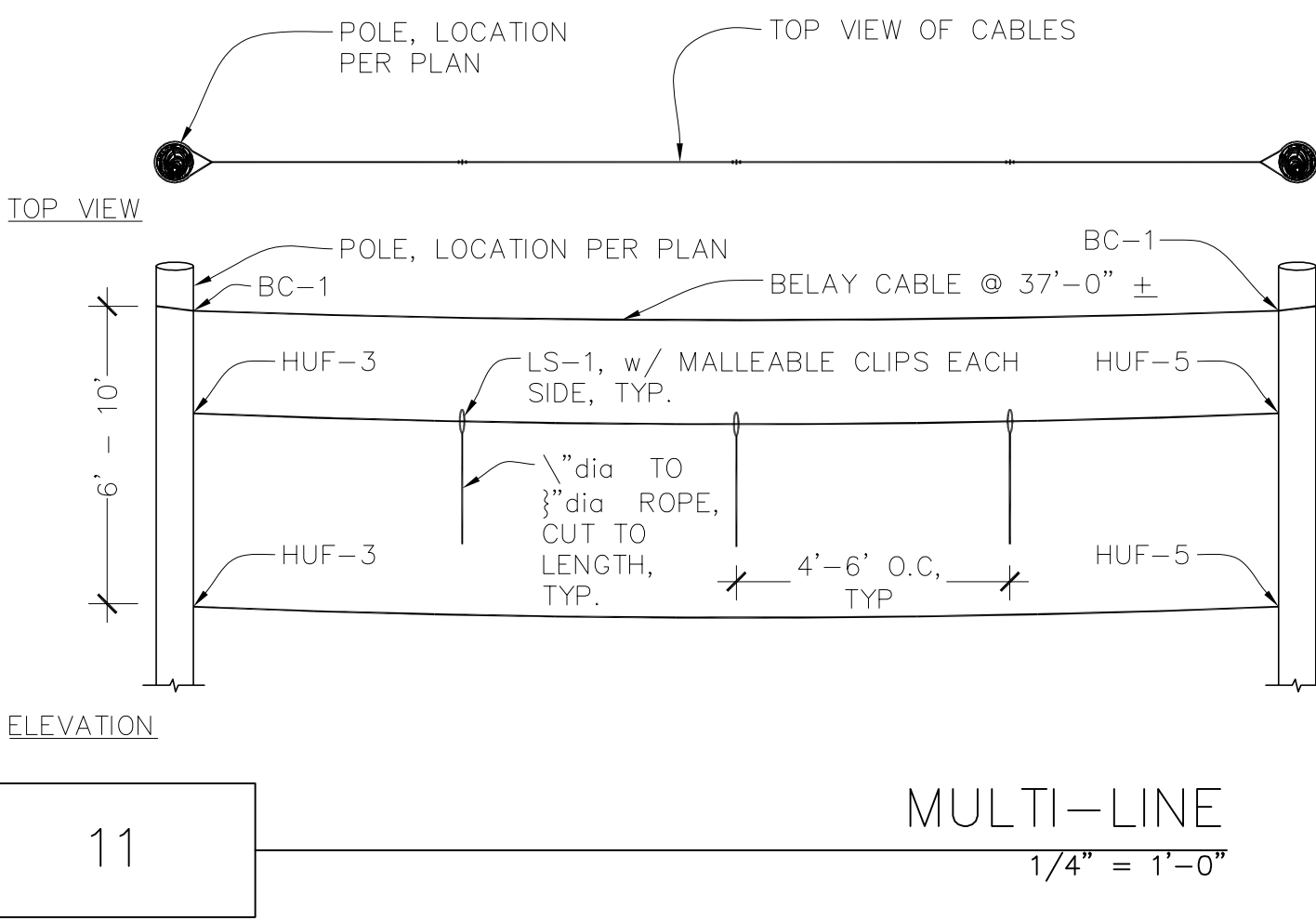
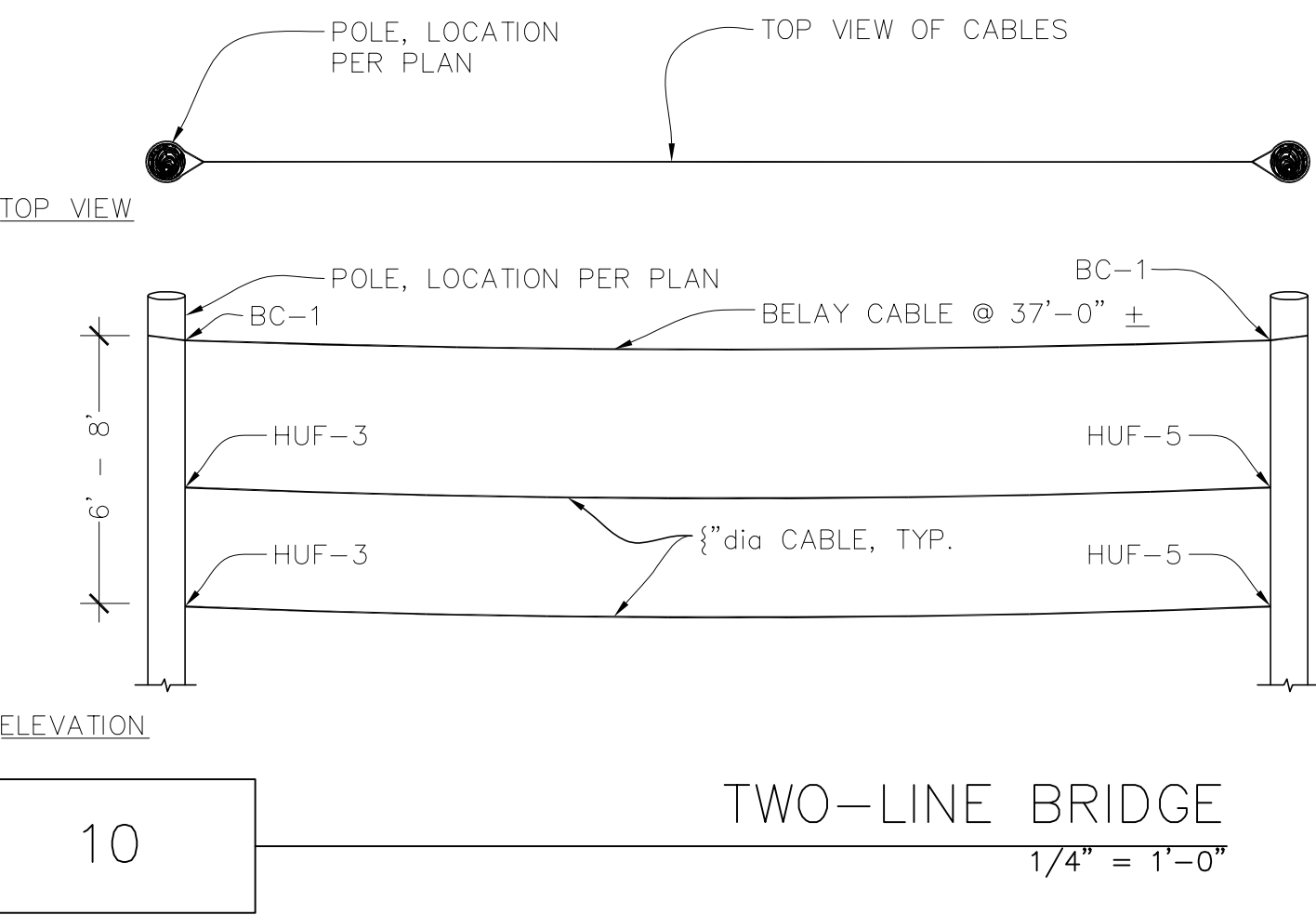
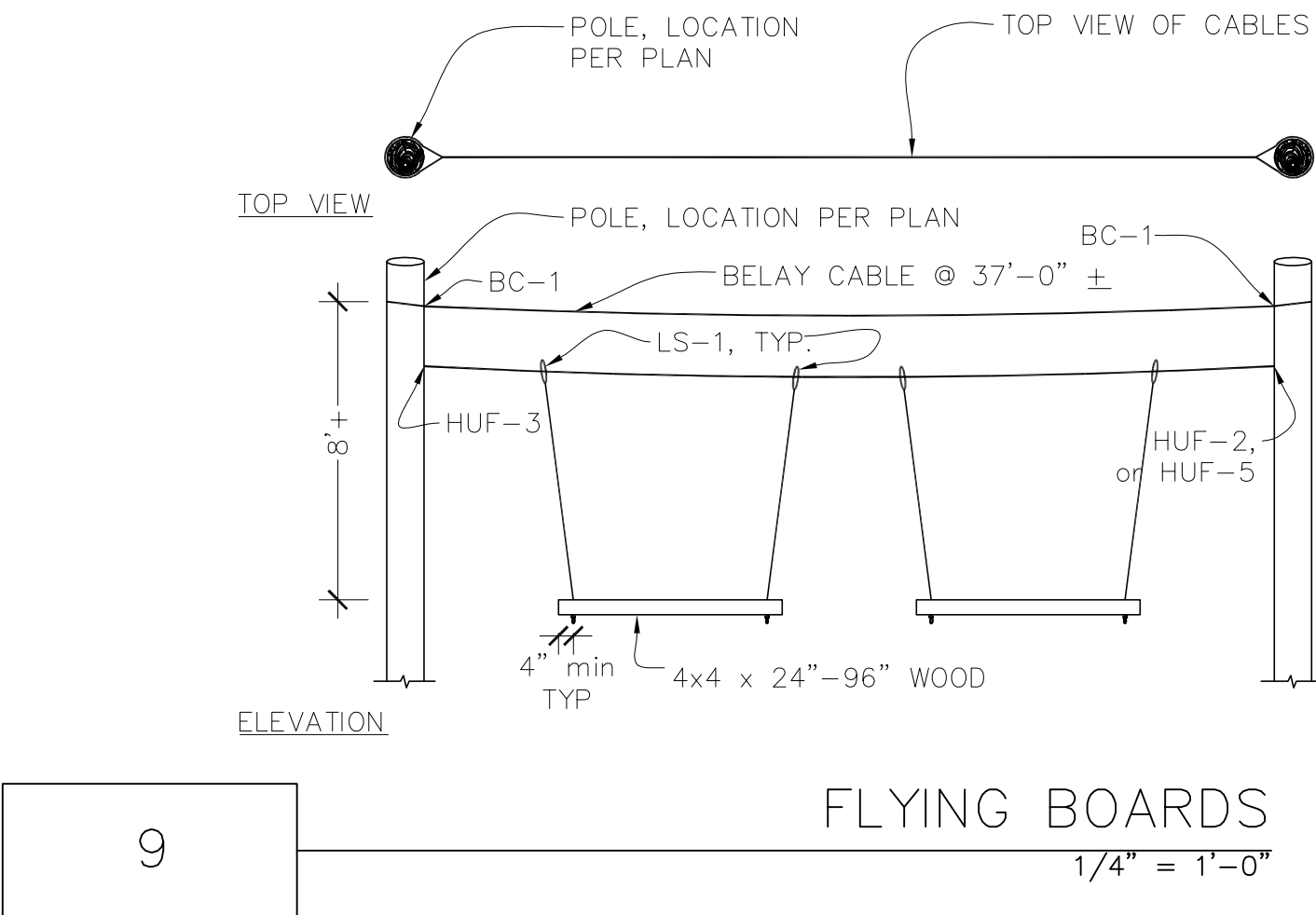
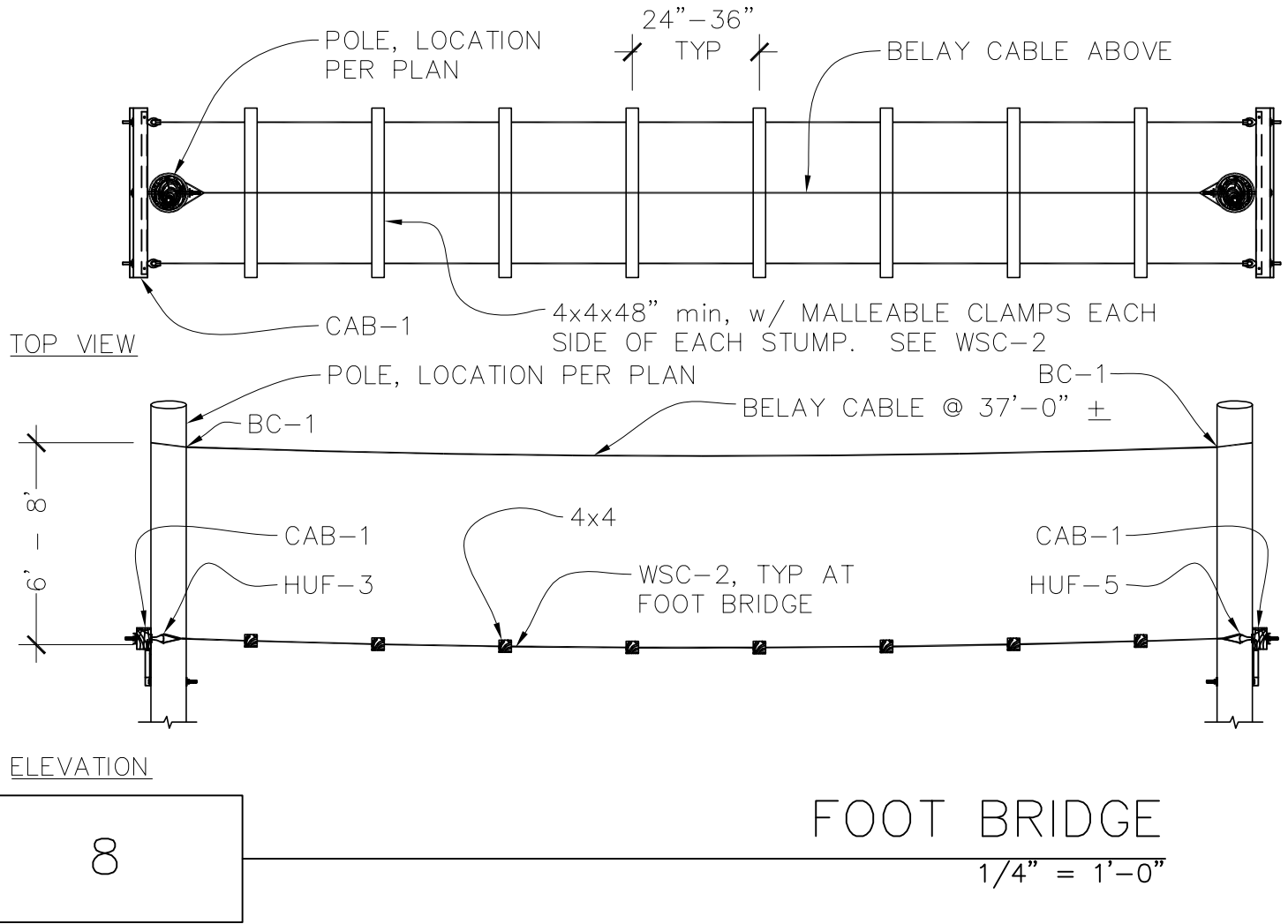
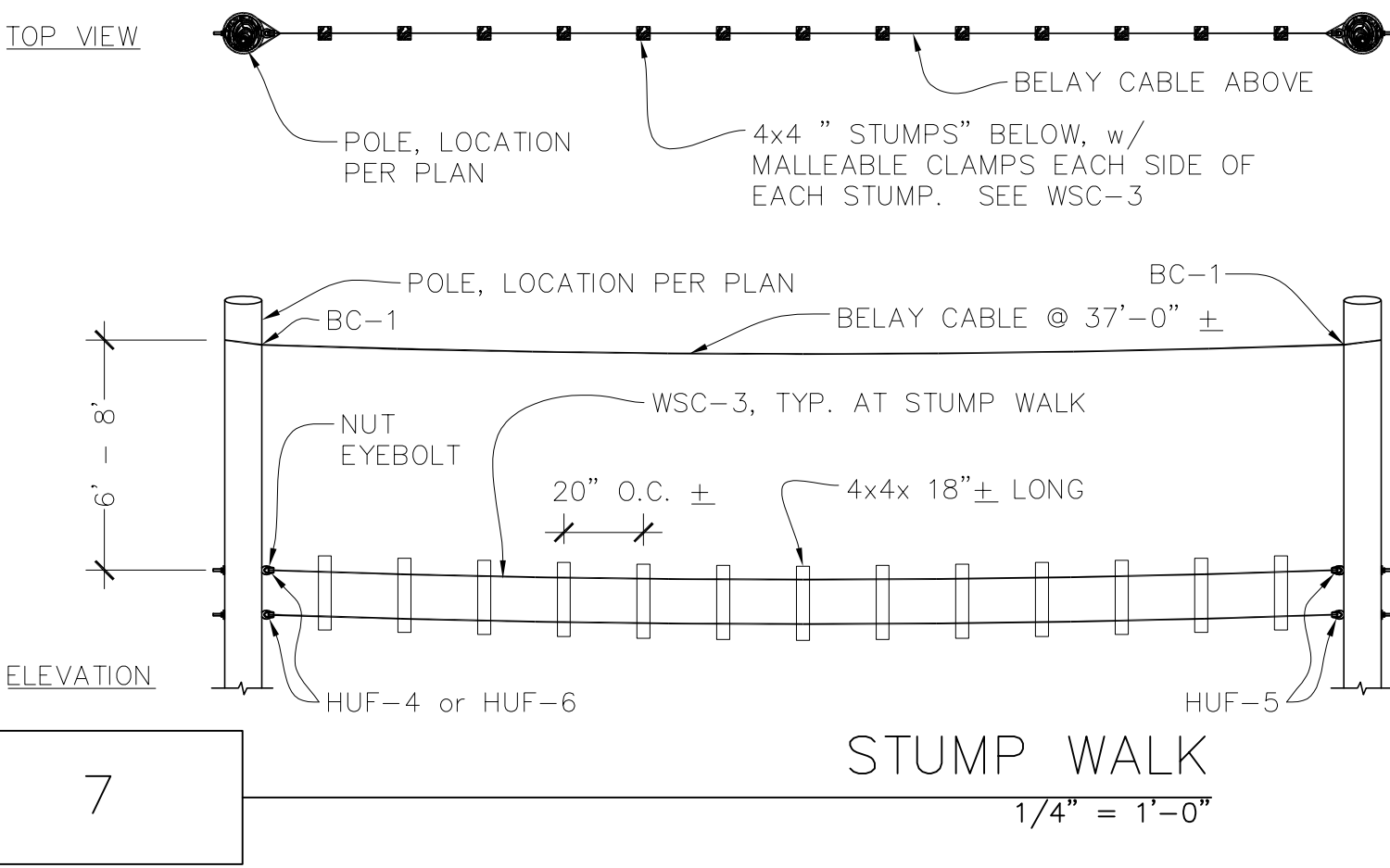
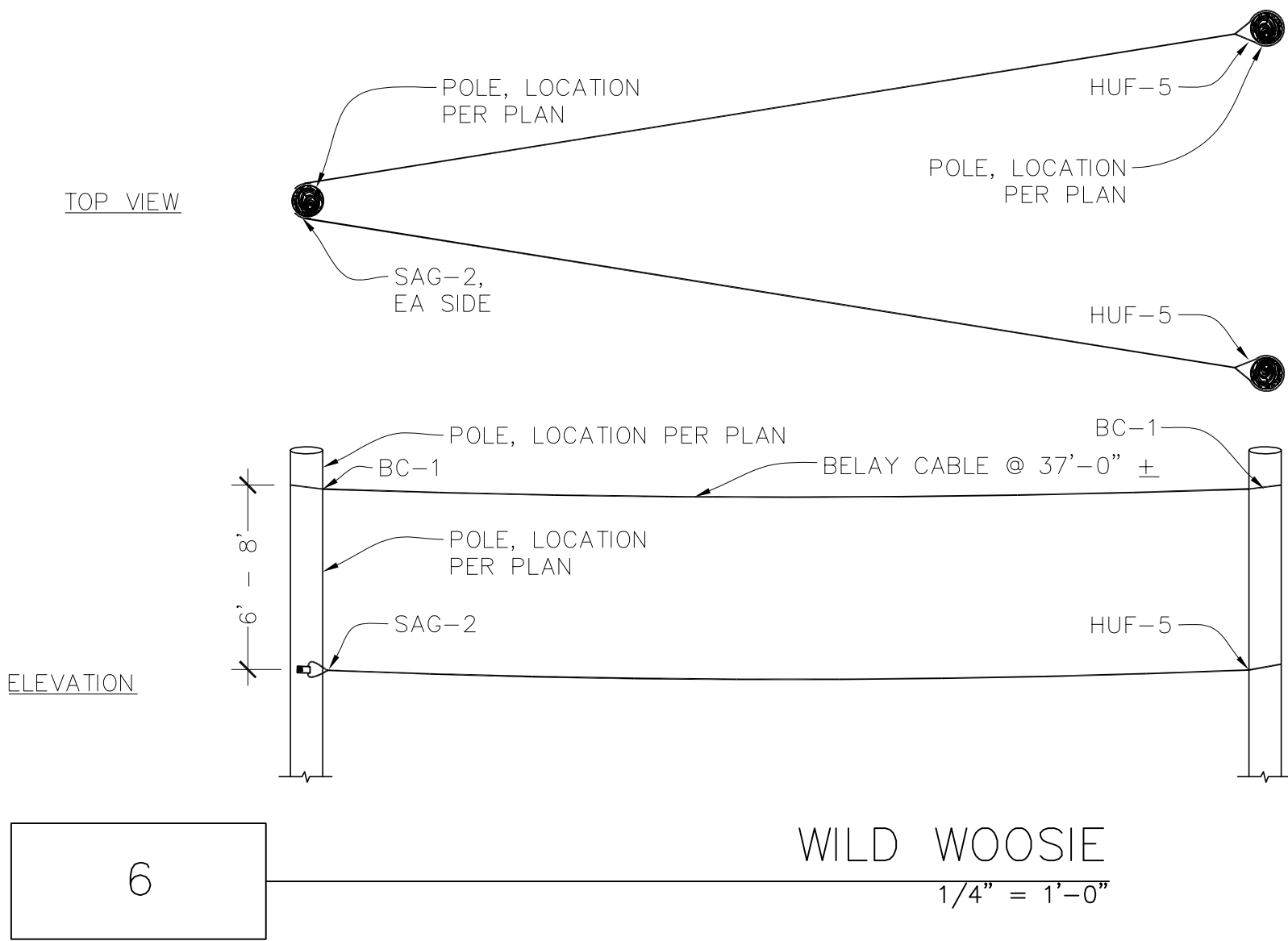
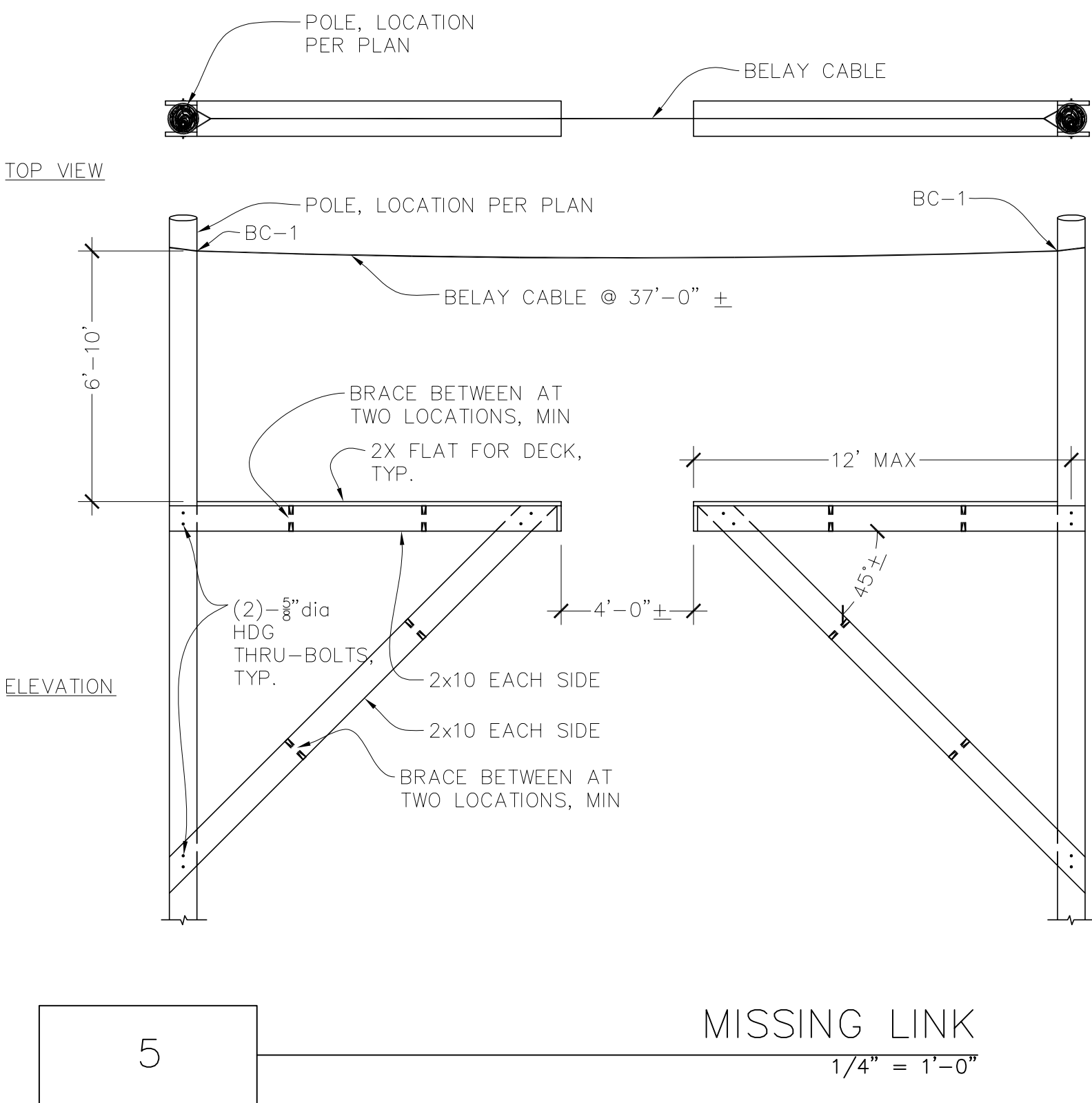
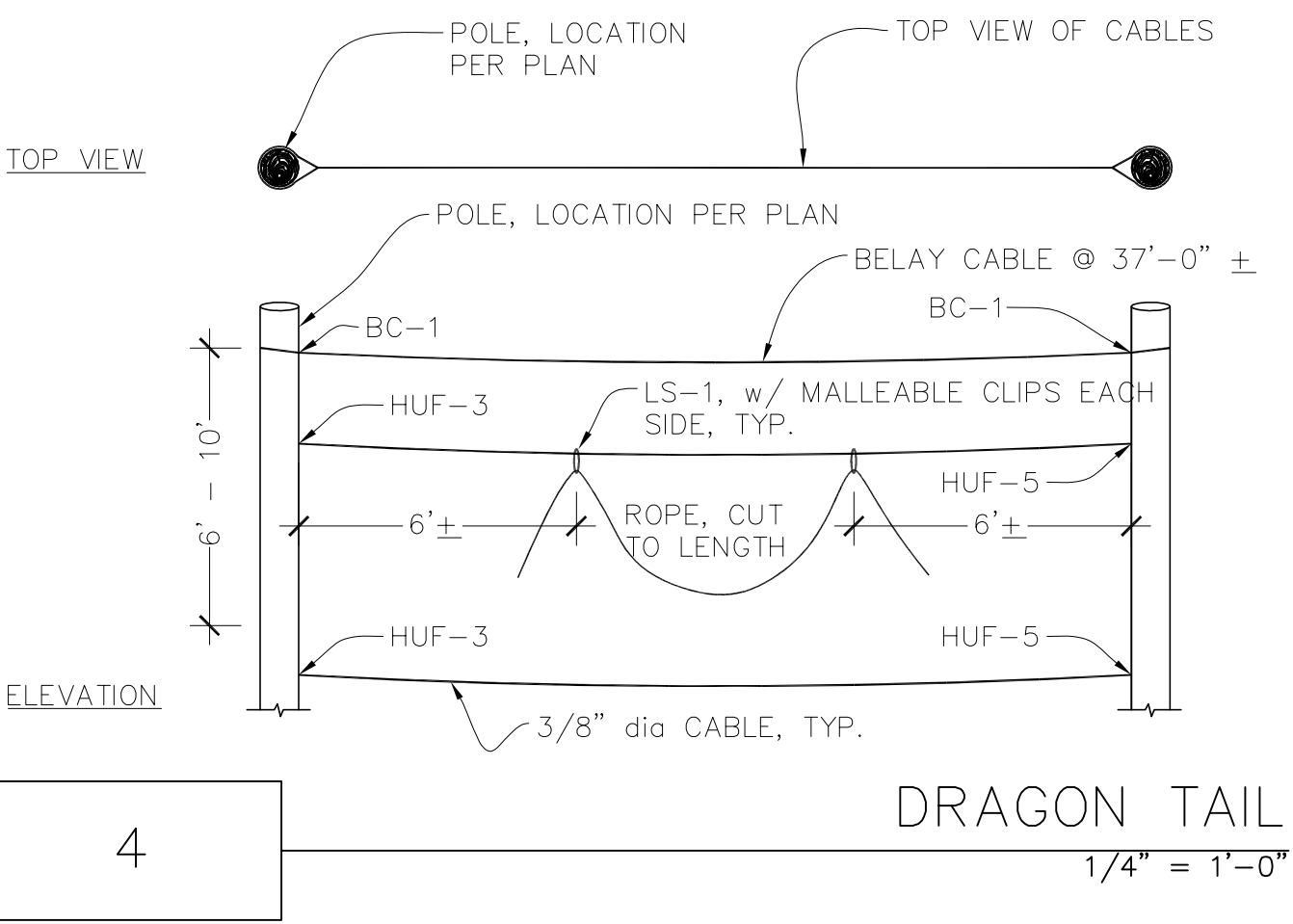
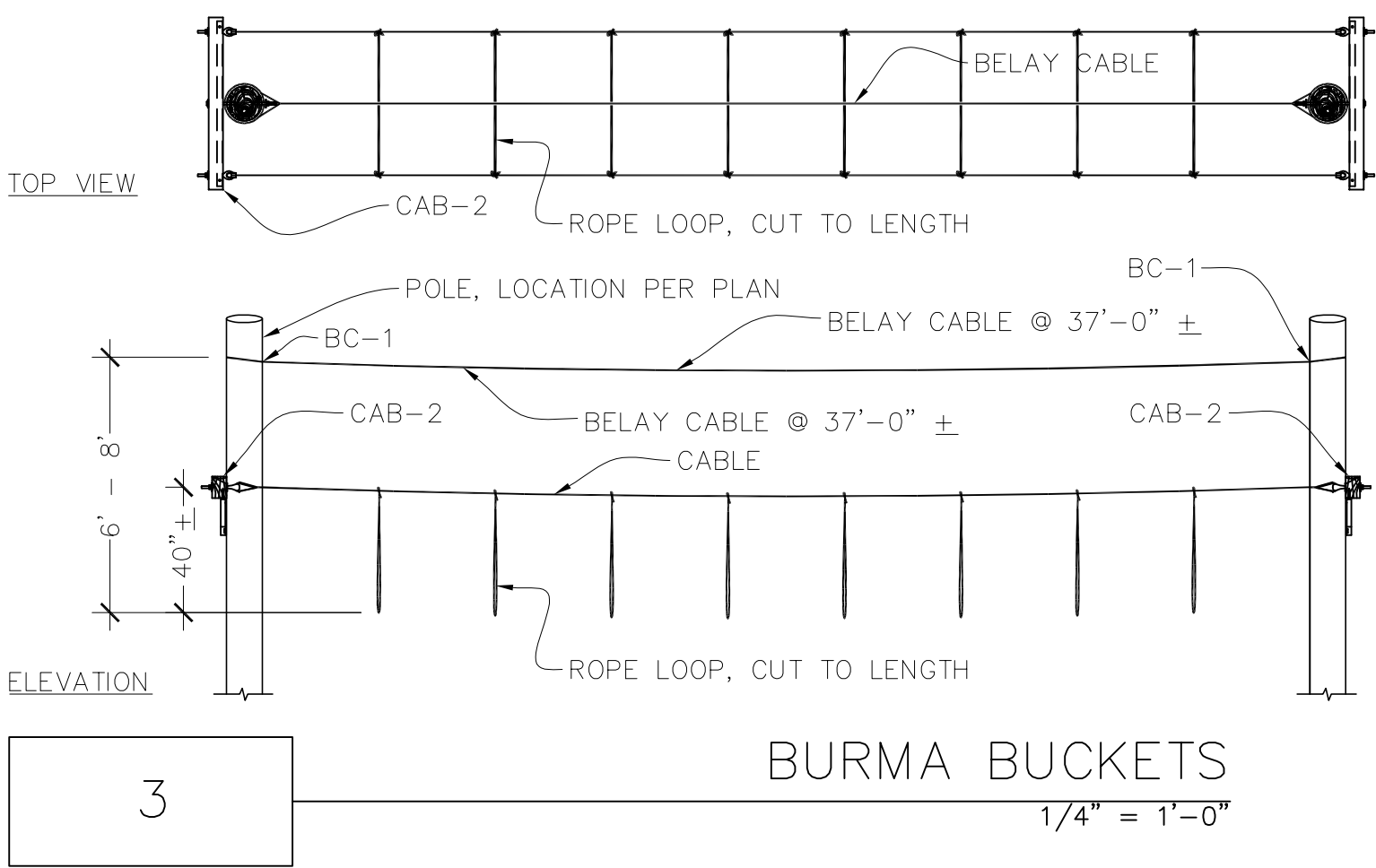
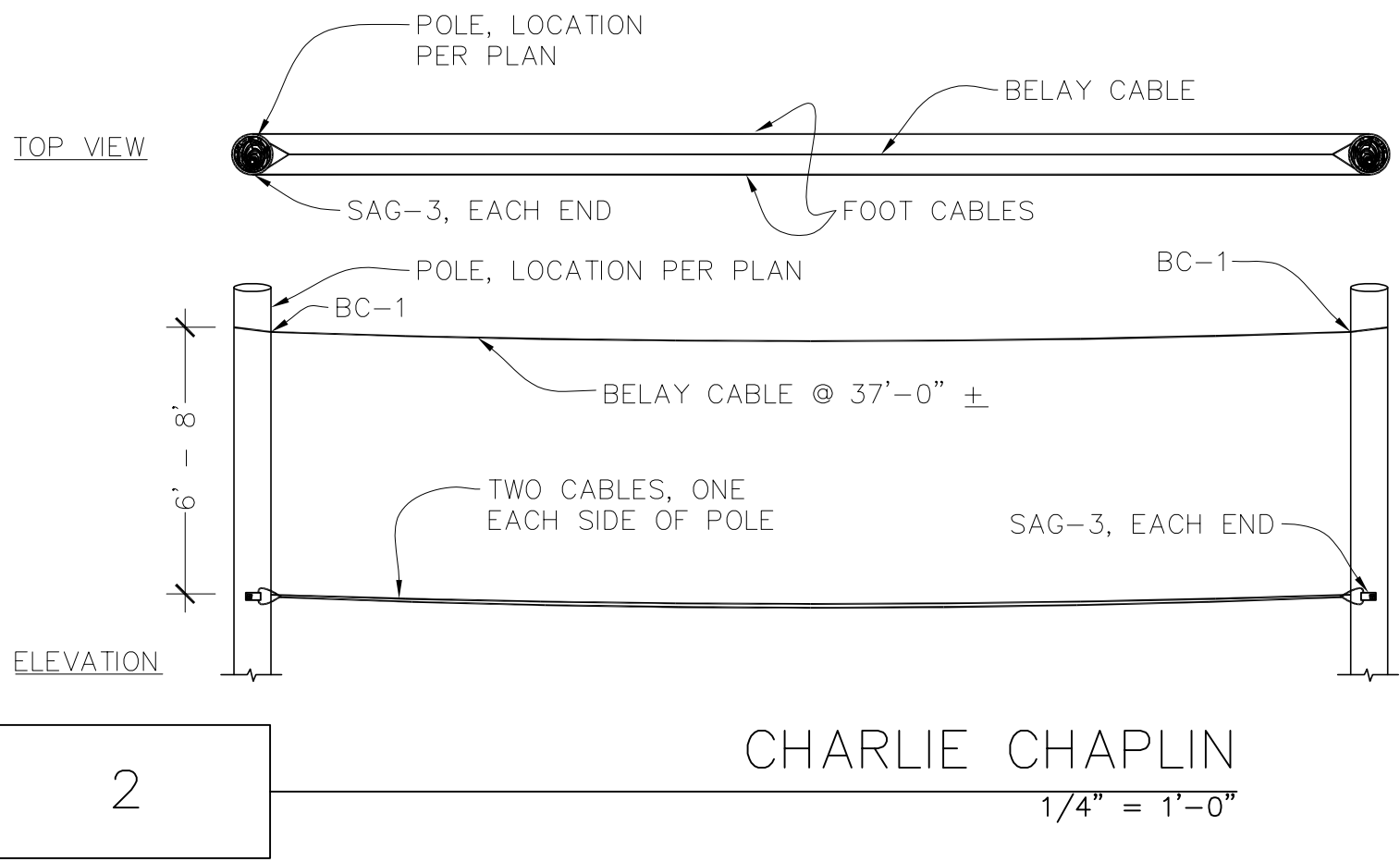
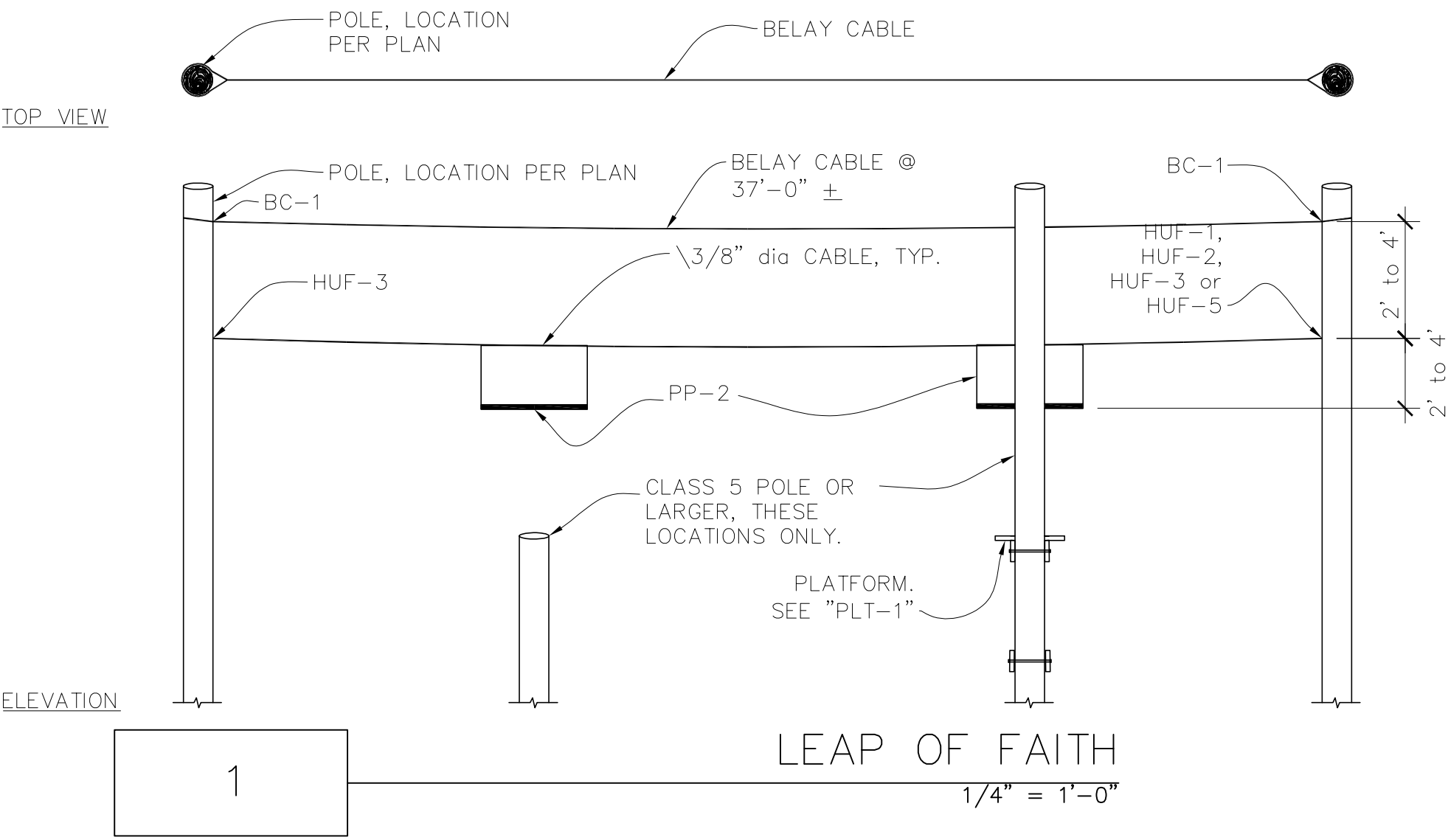


1

## Ziplines

$$1/4'' = 1'-0''$$





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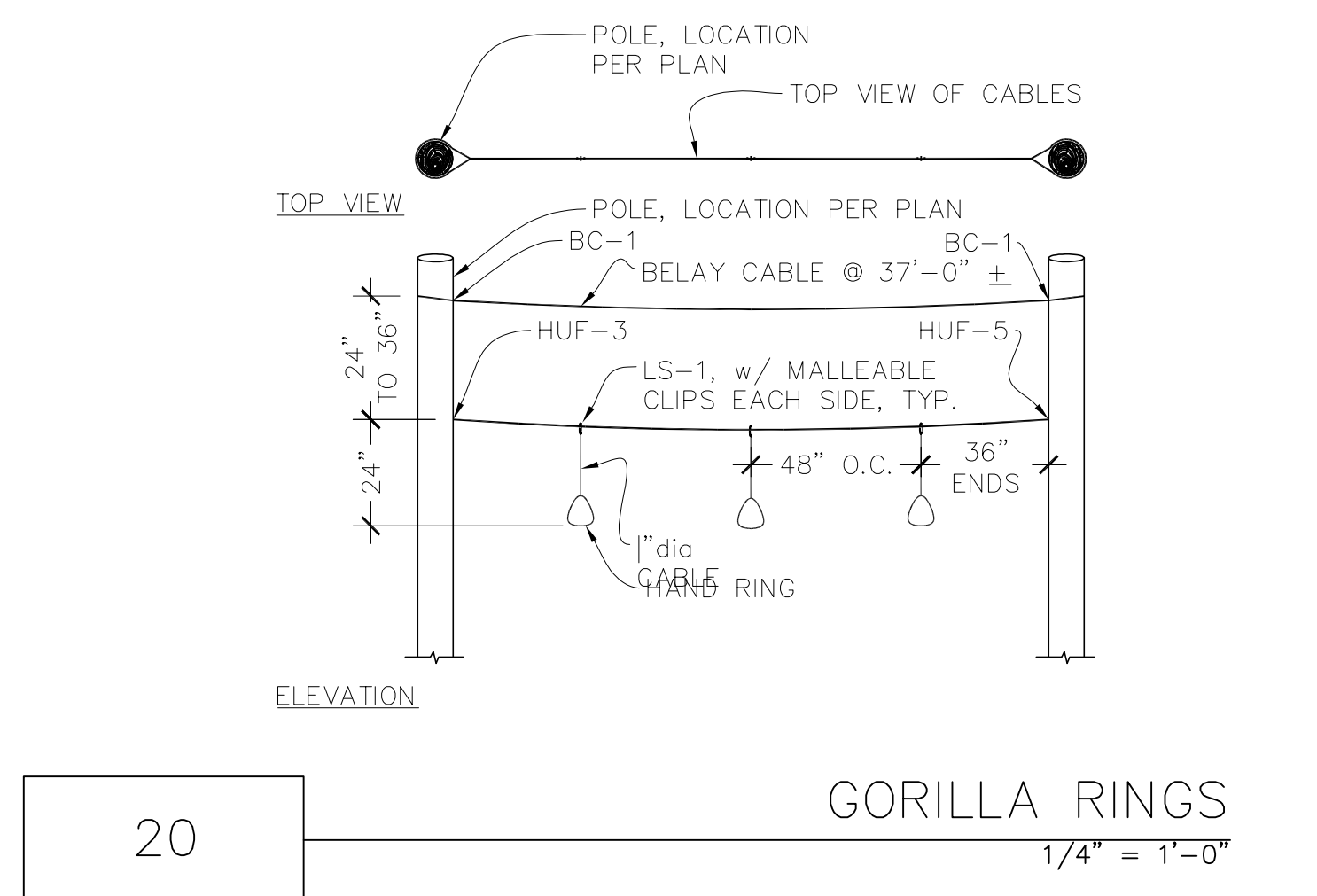
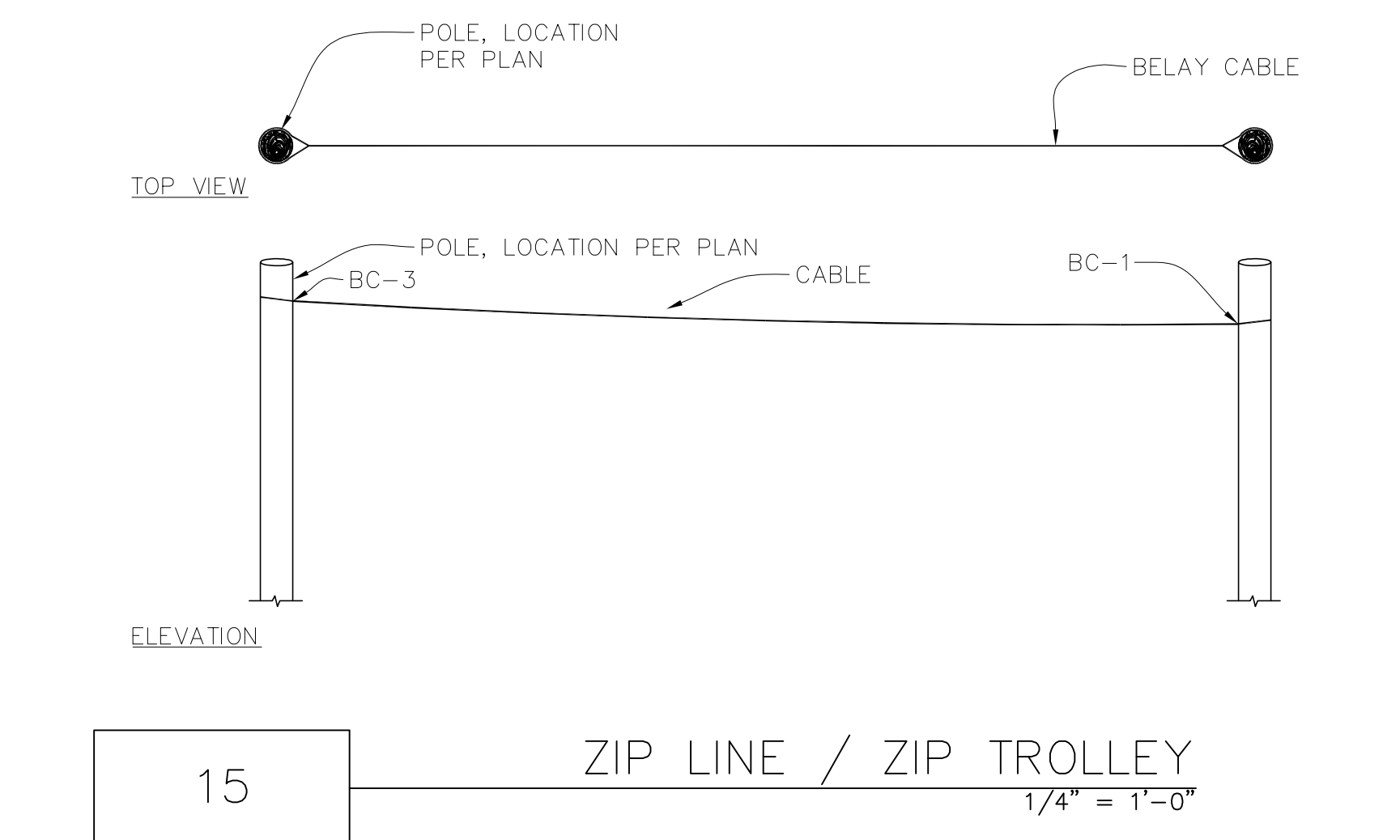
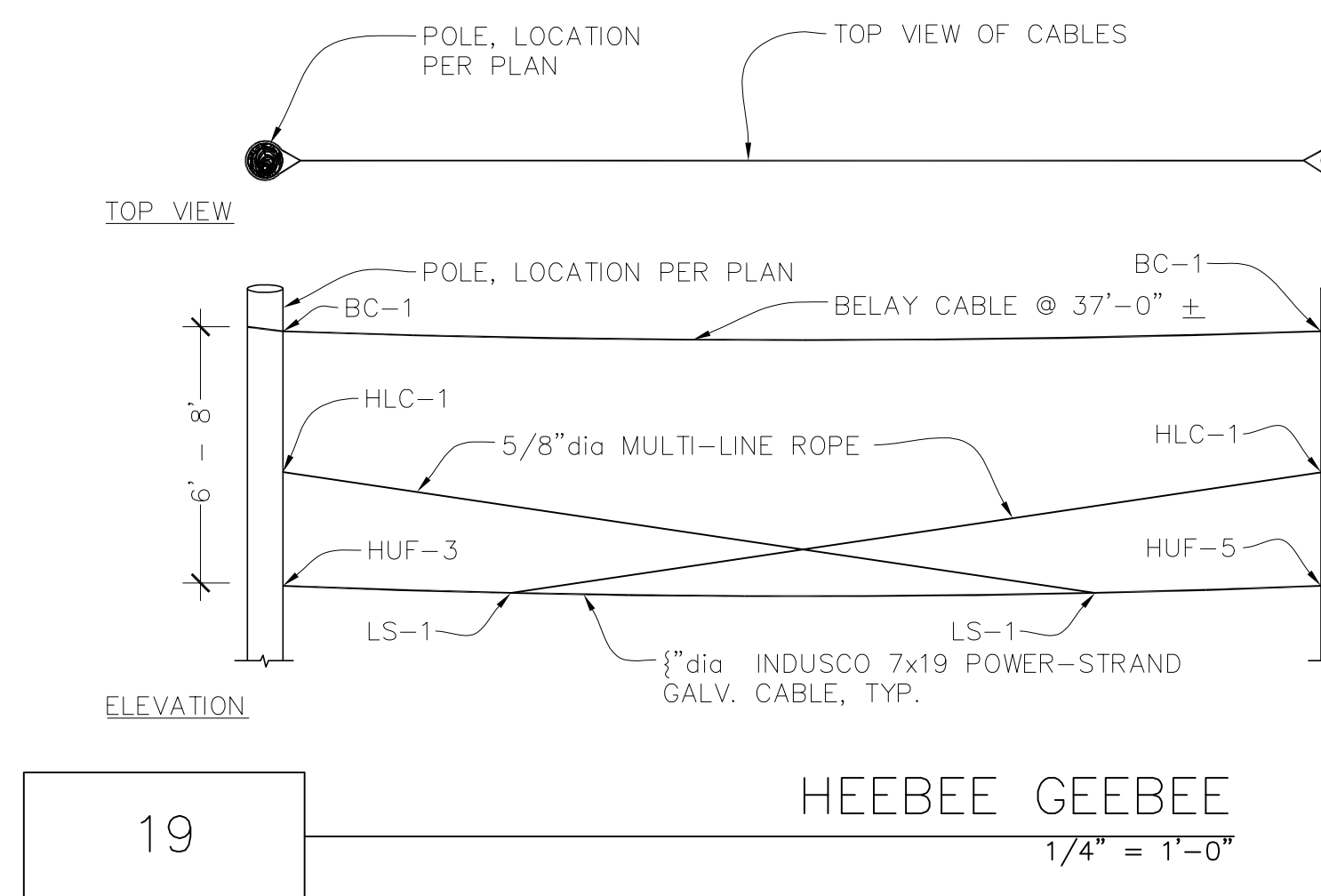
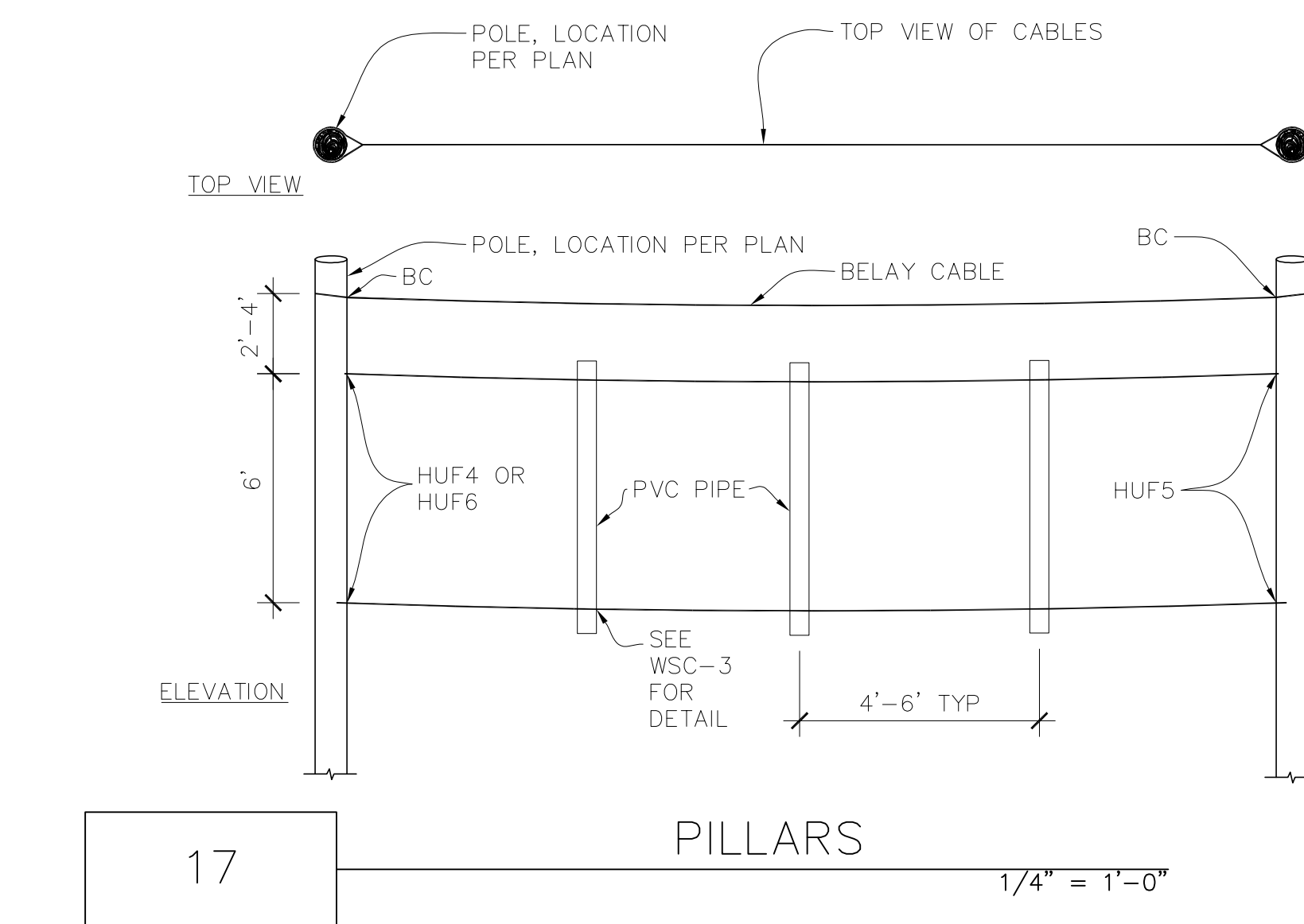
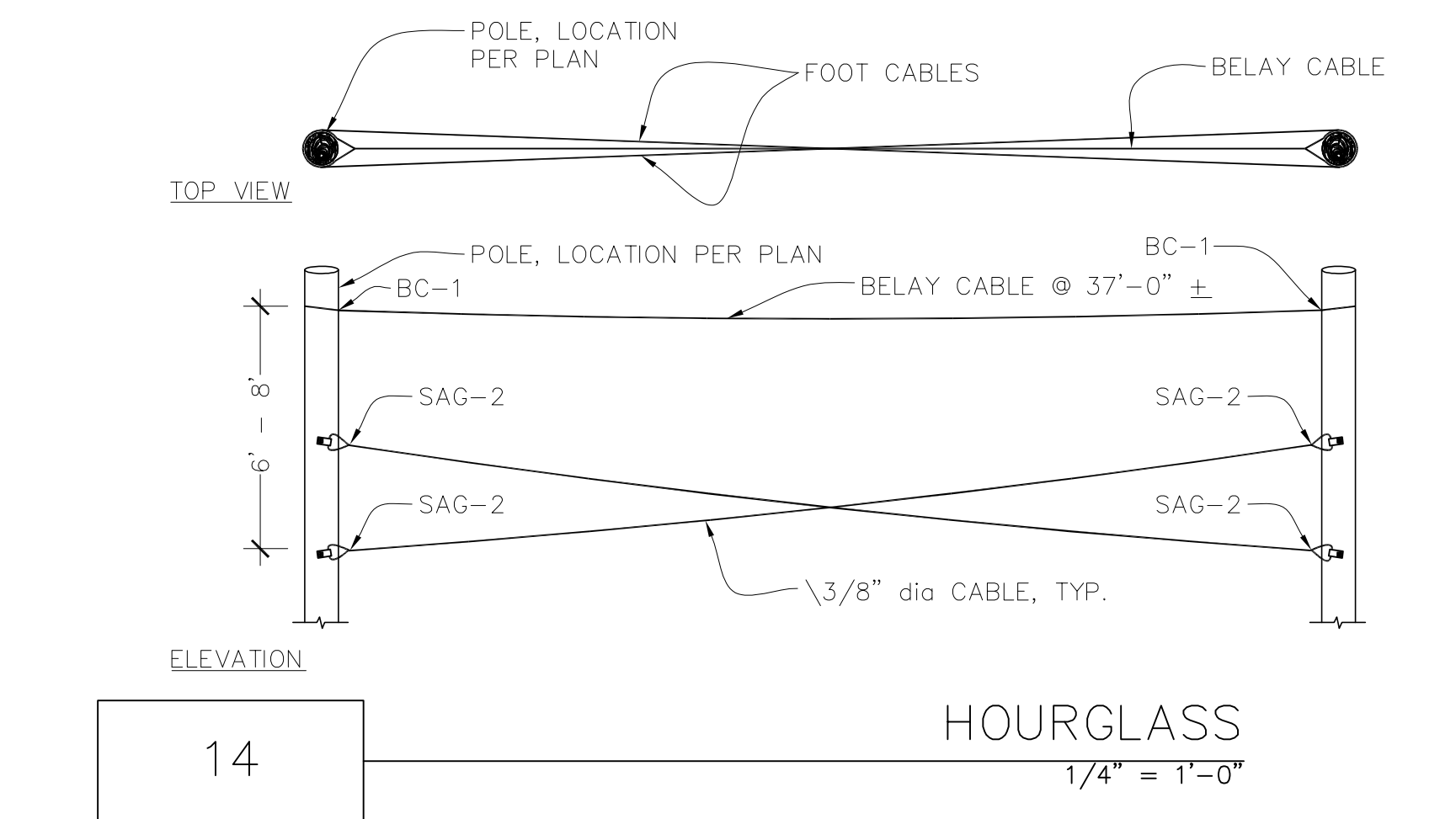
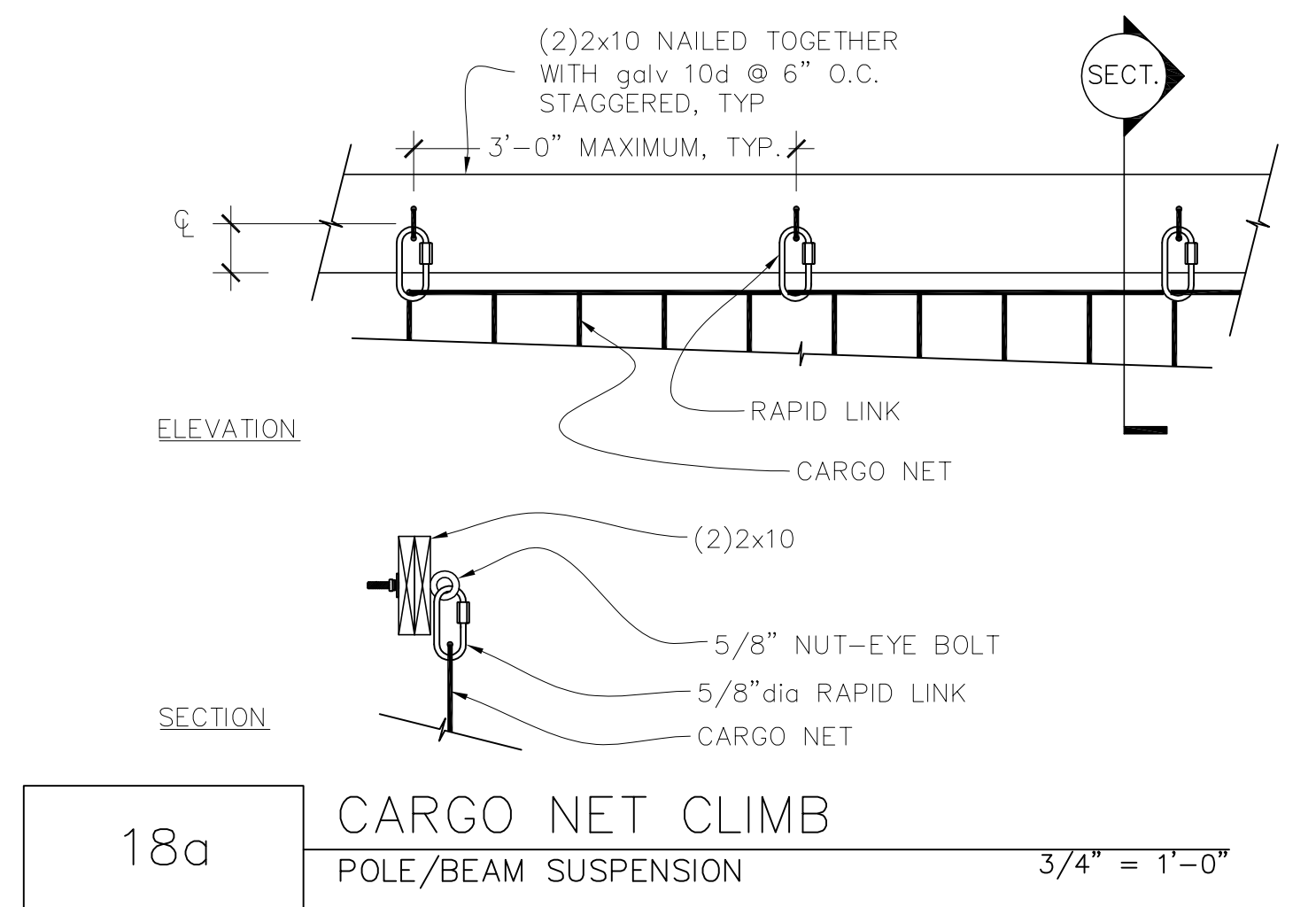
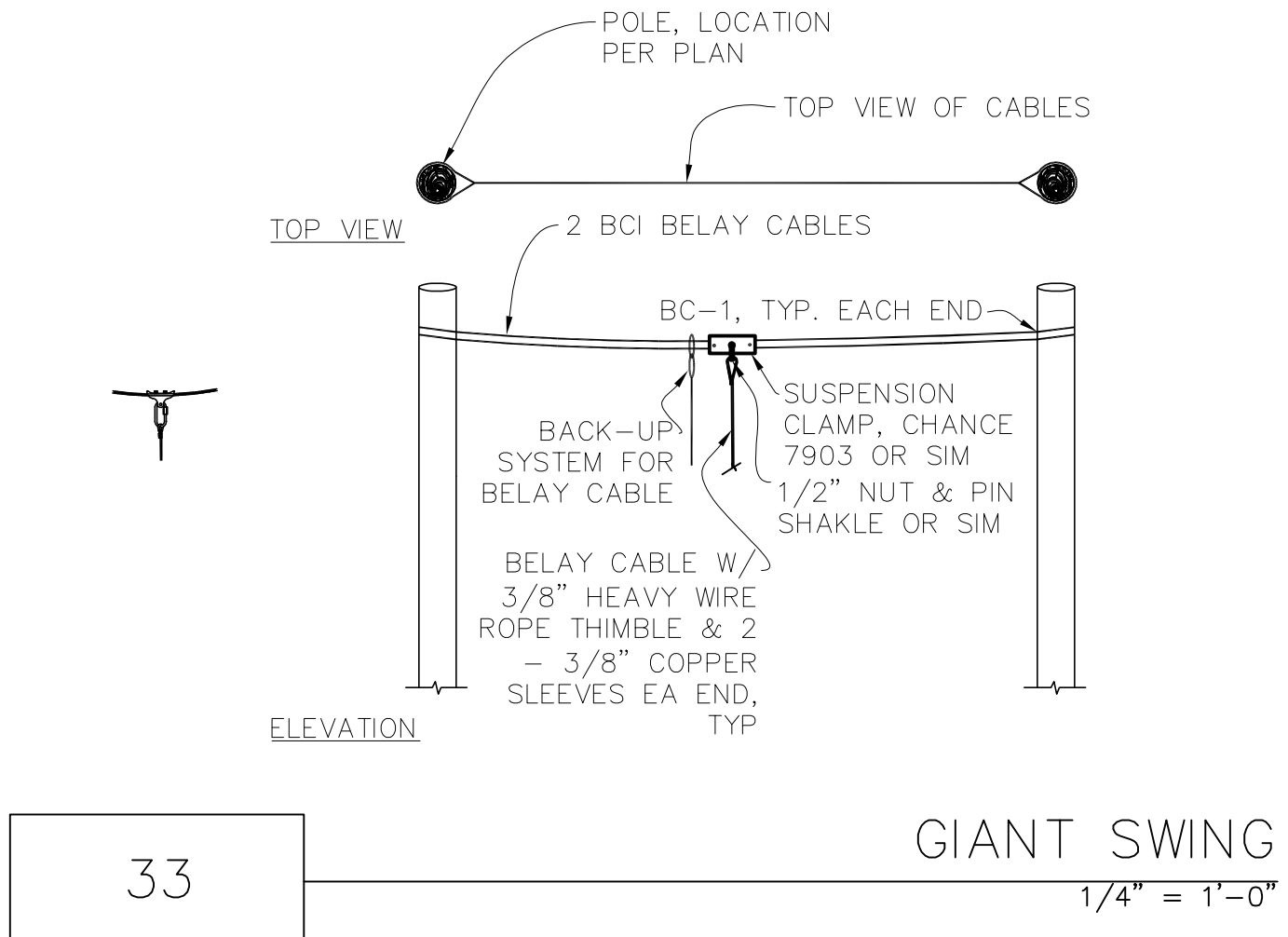
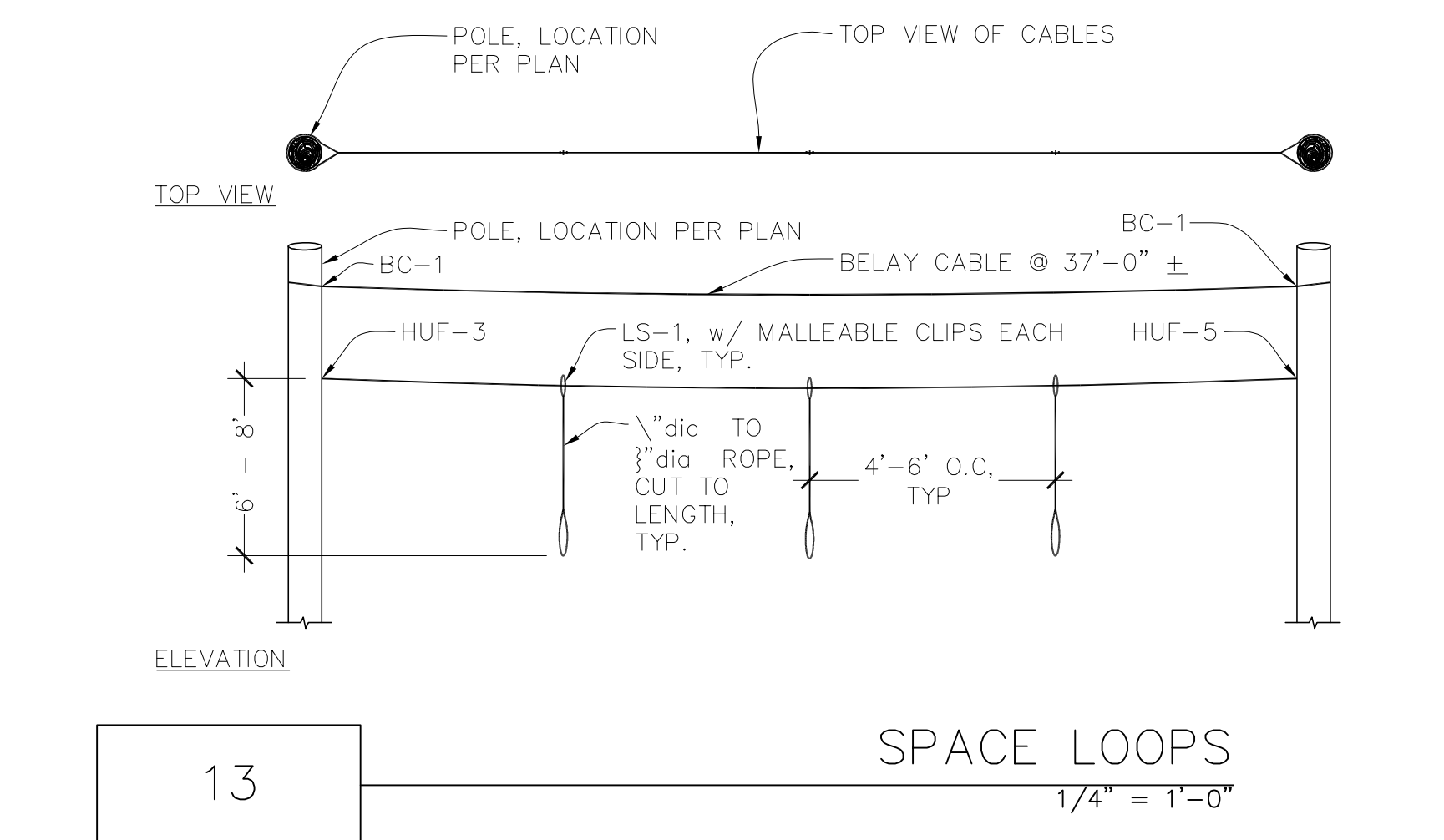
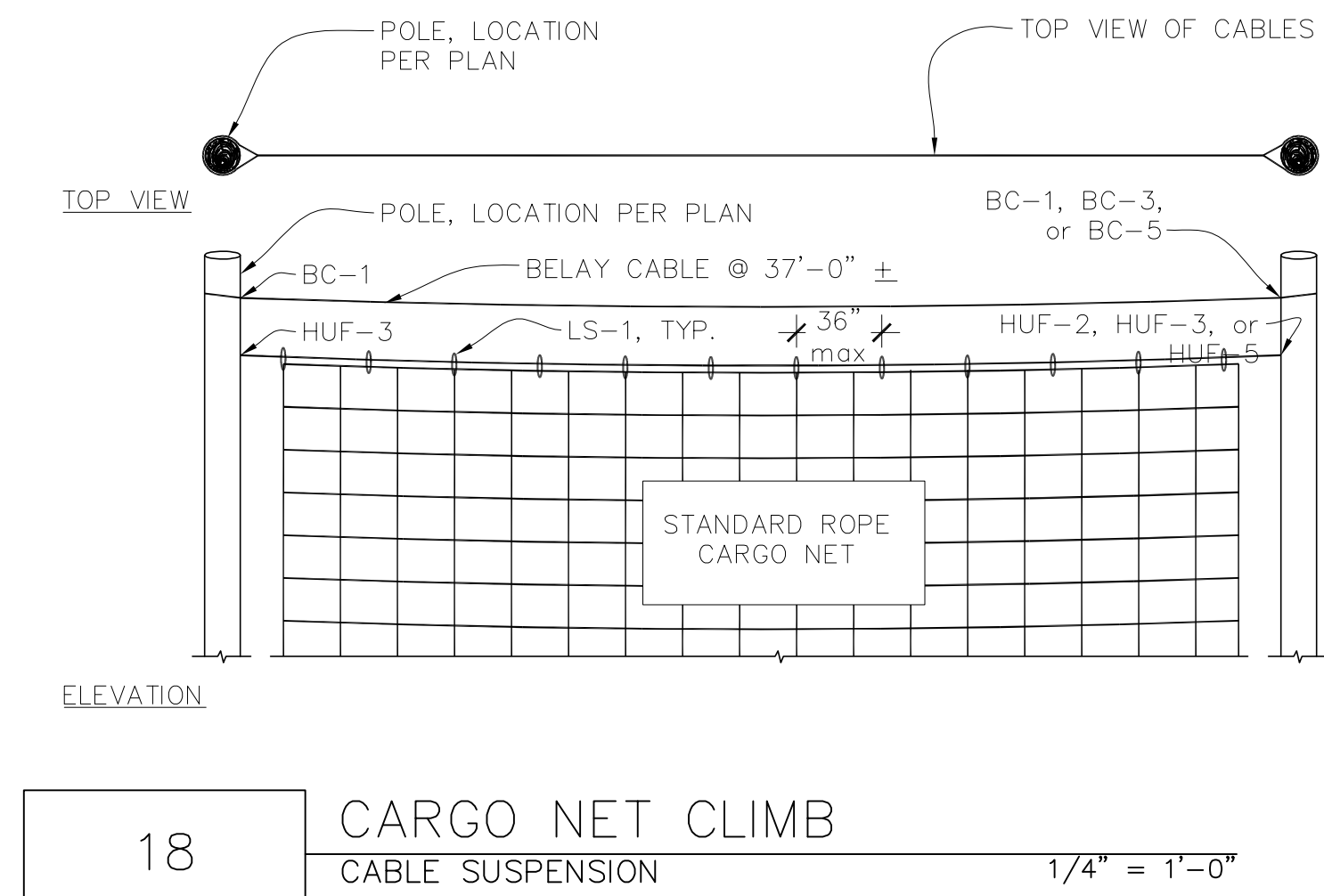
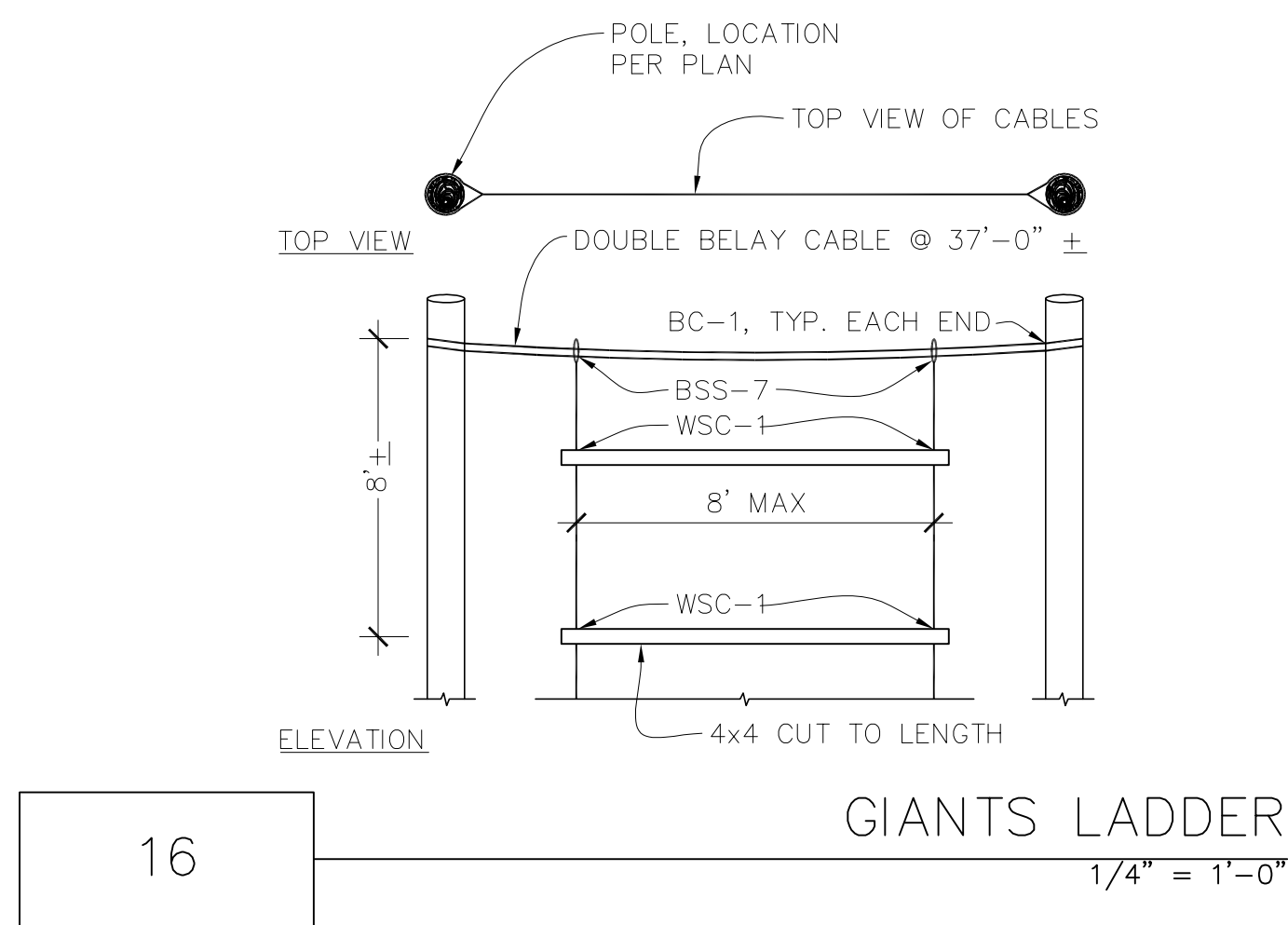
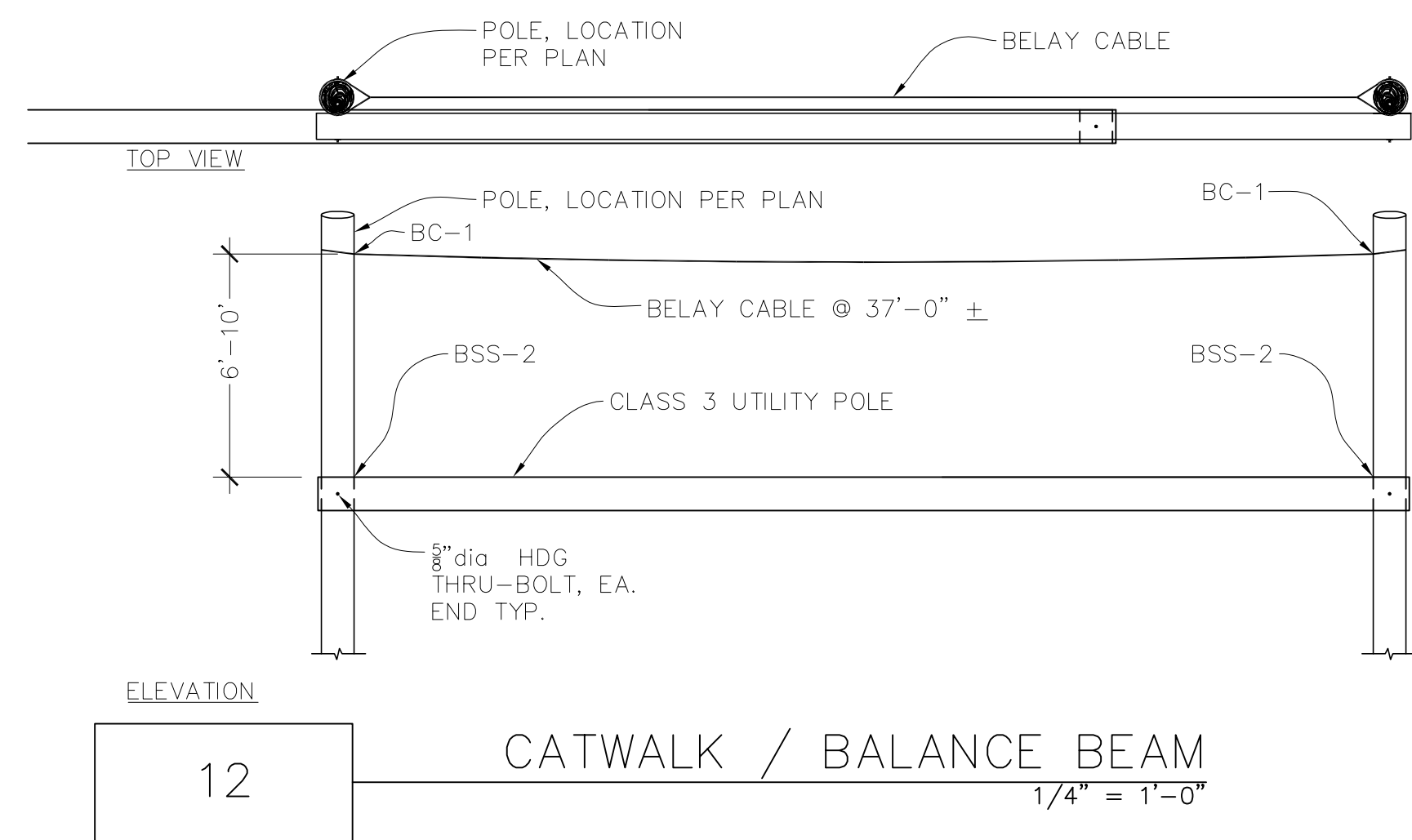
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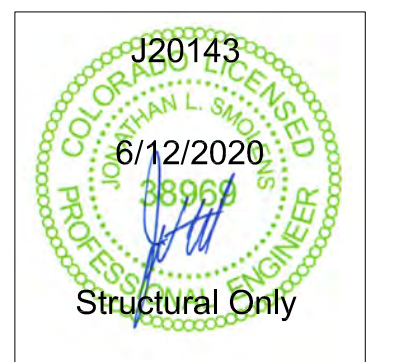
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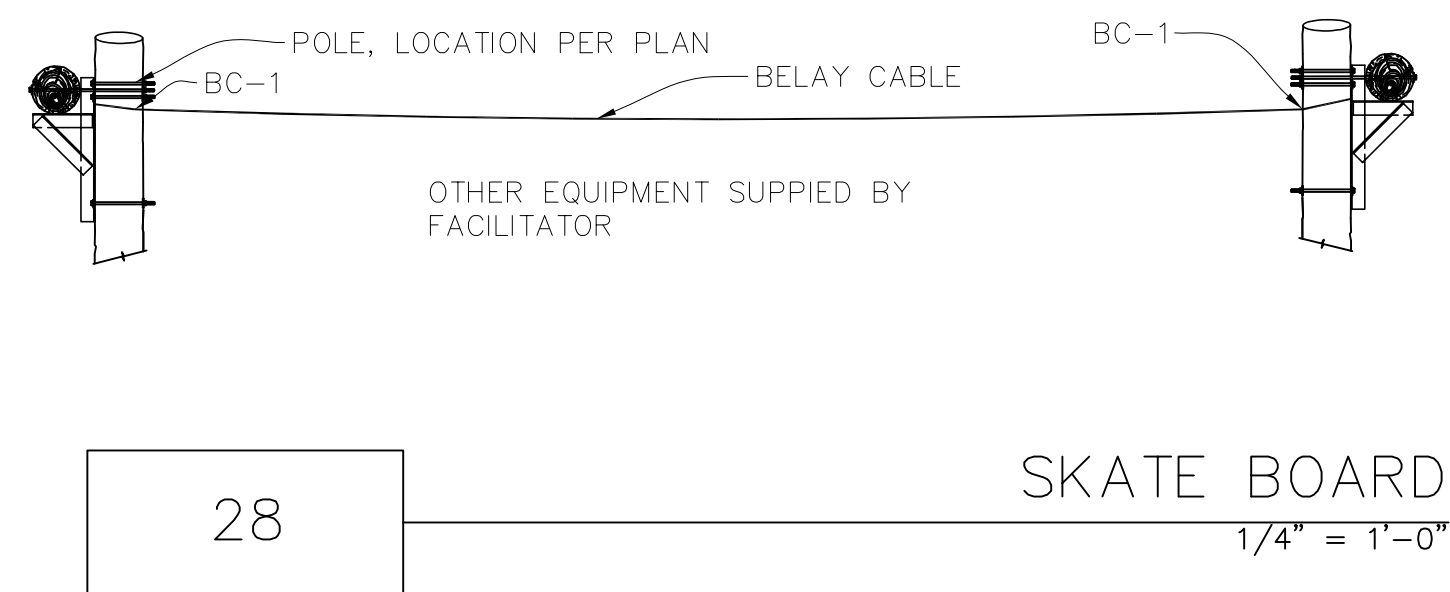
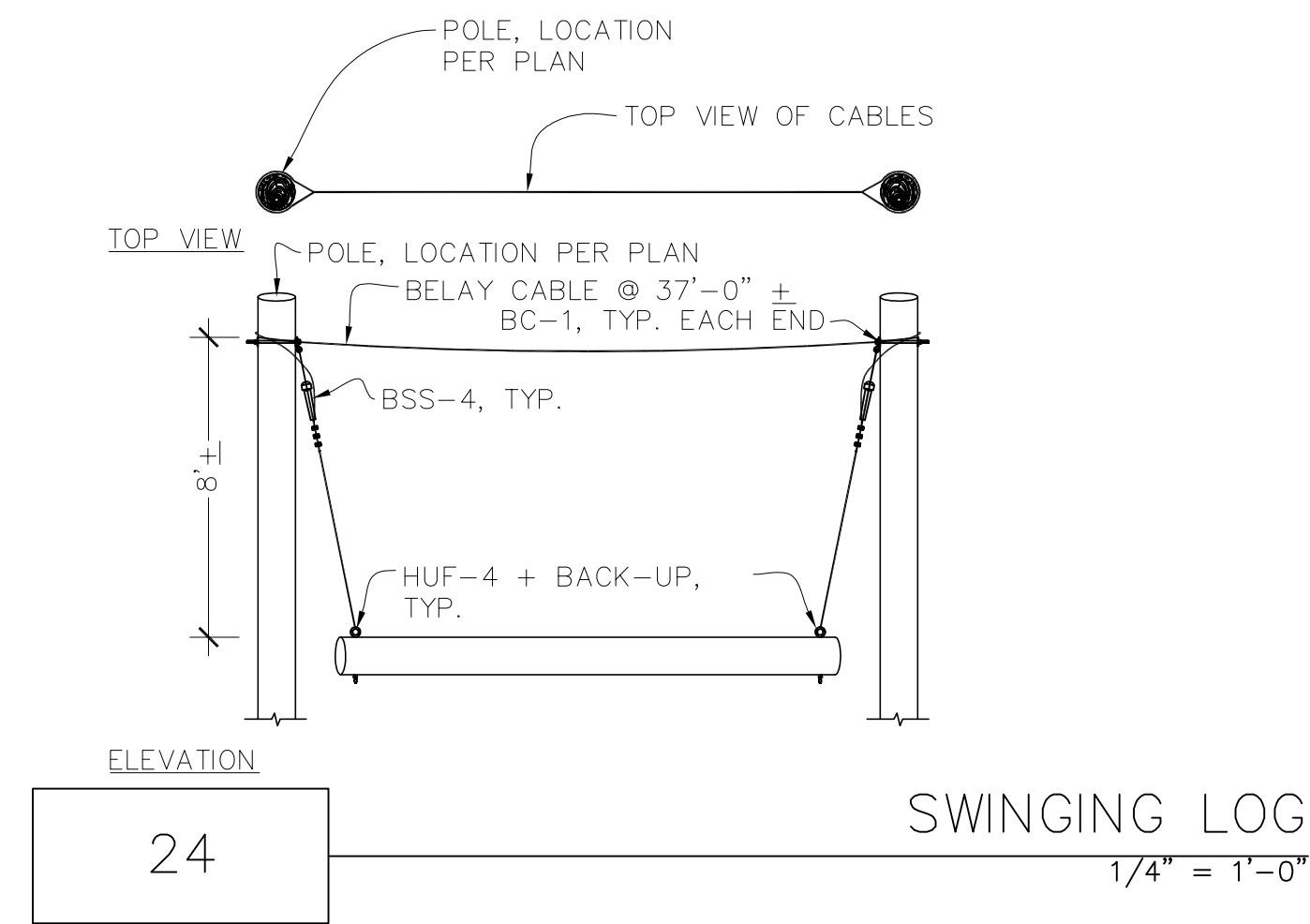
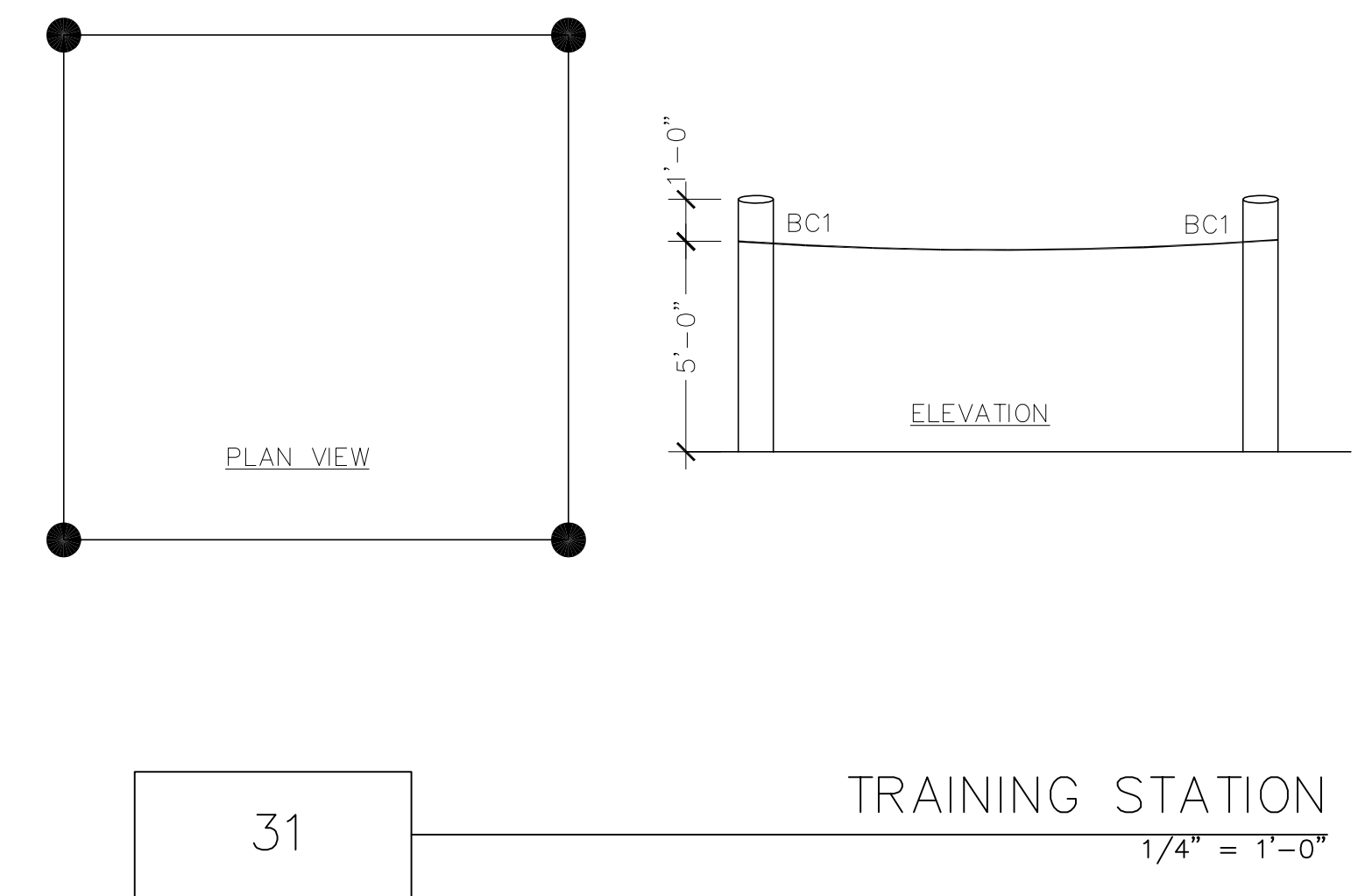
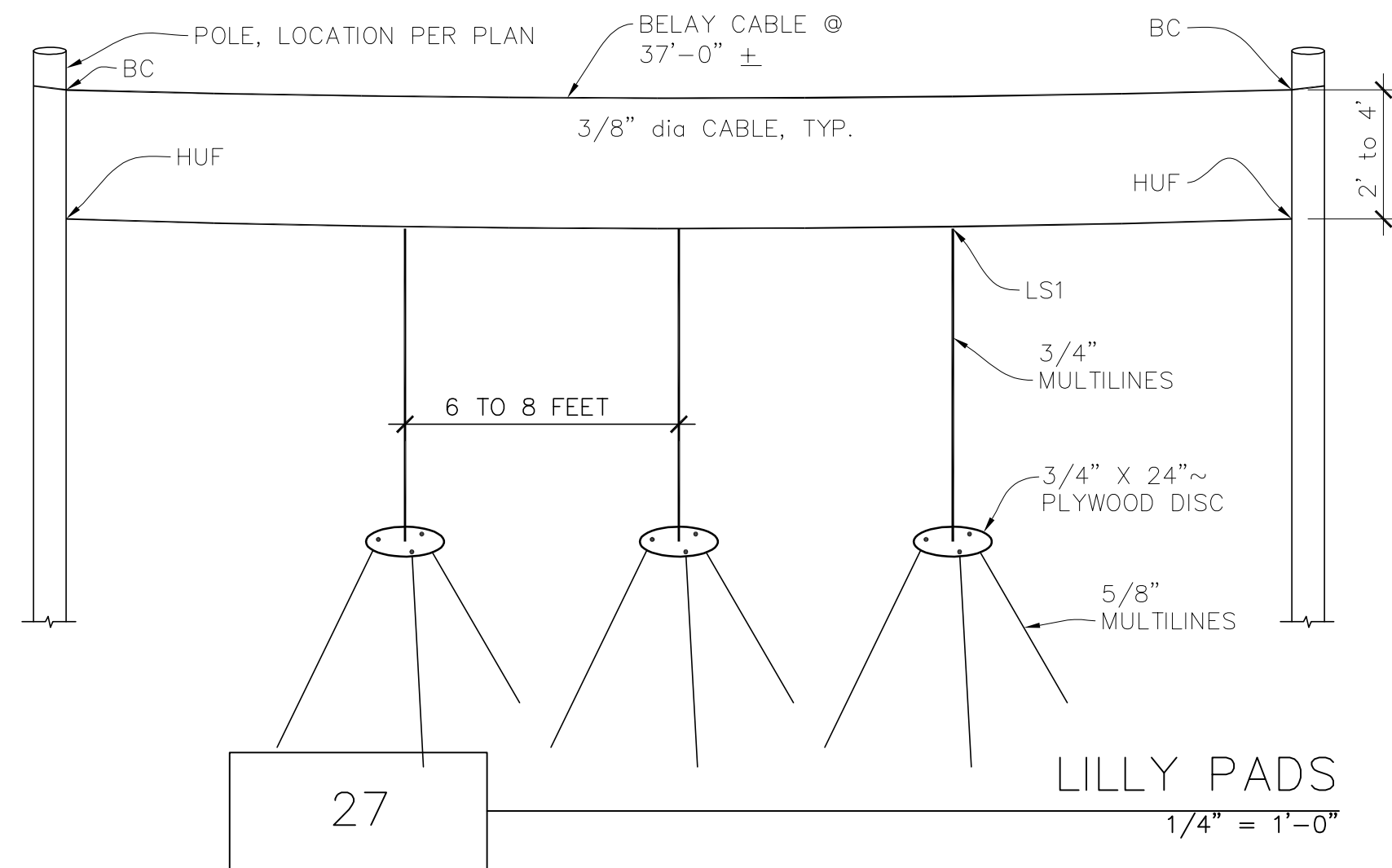
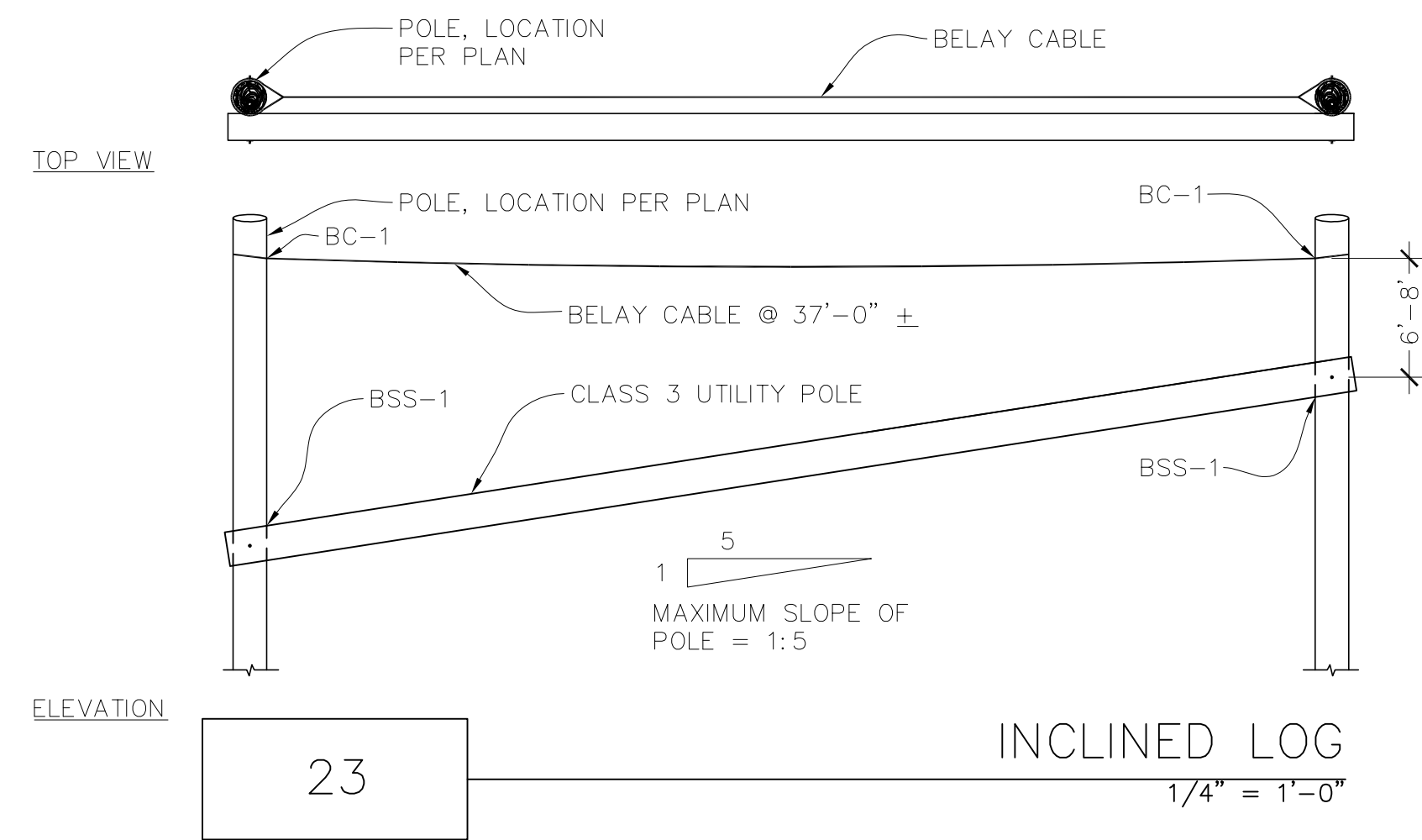
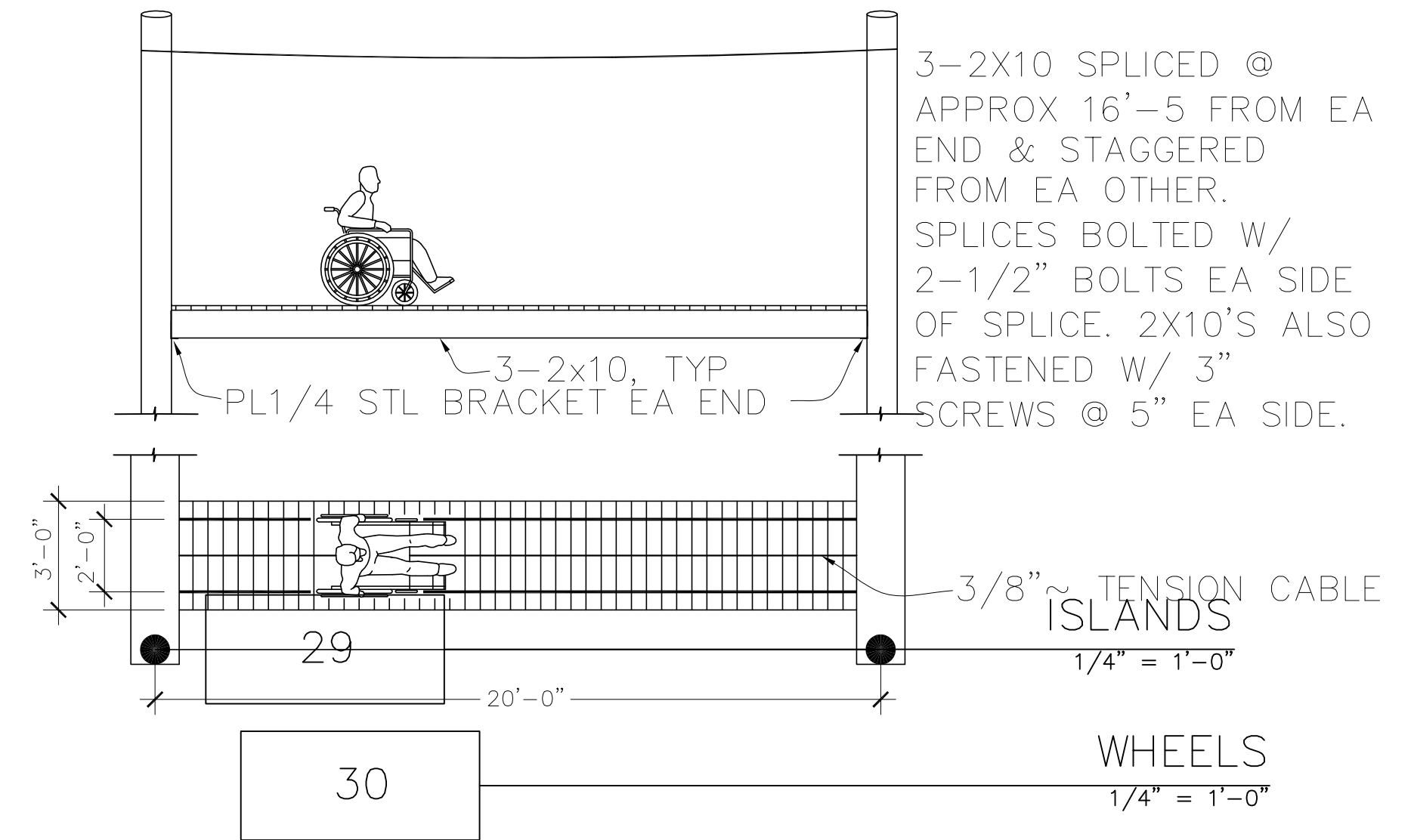
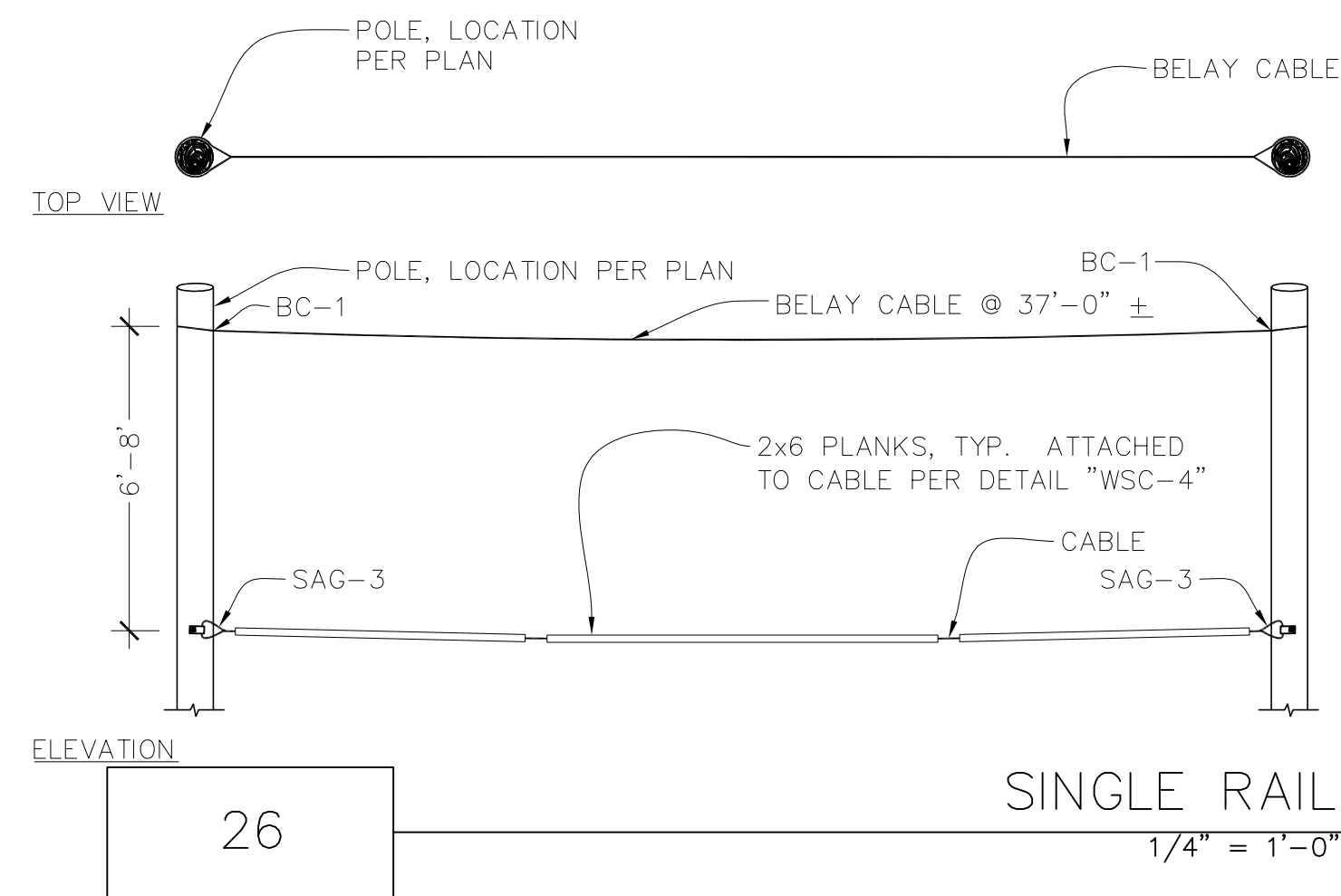
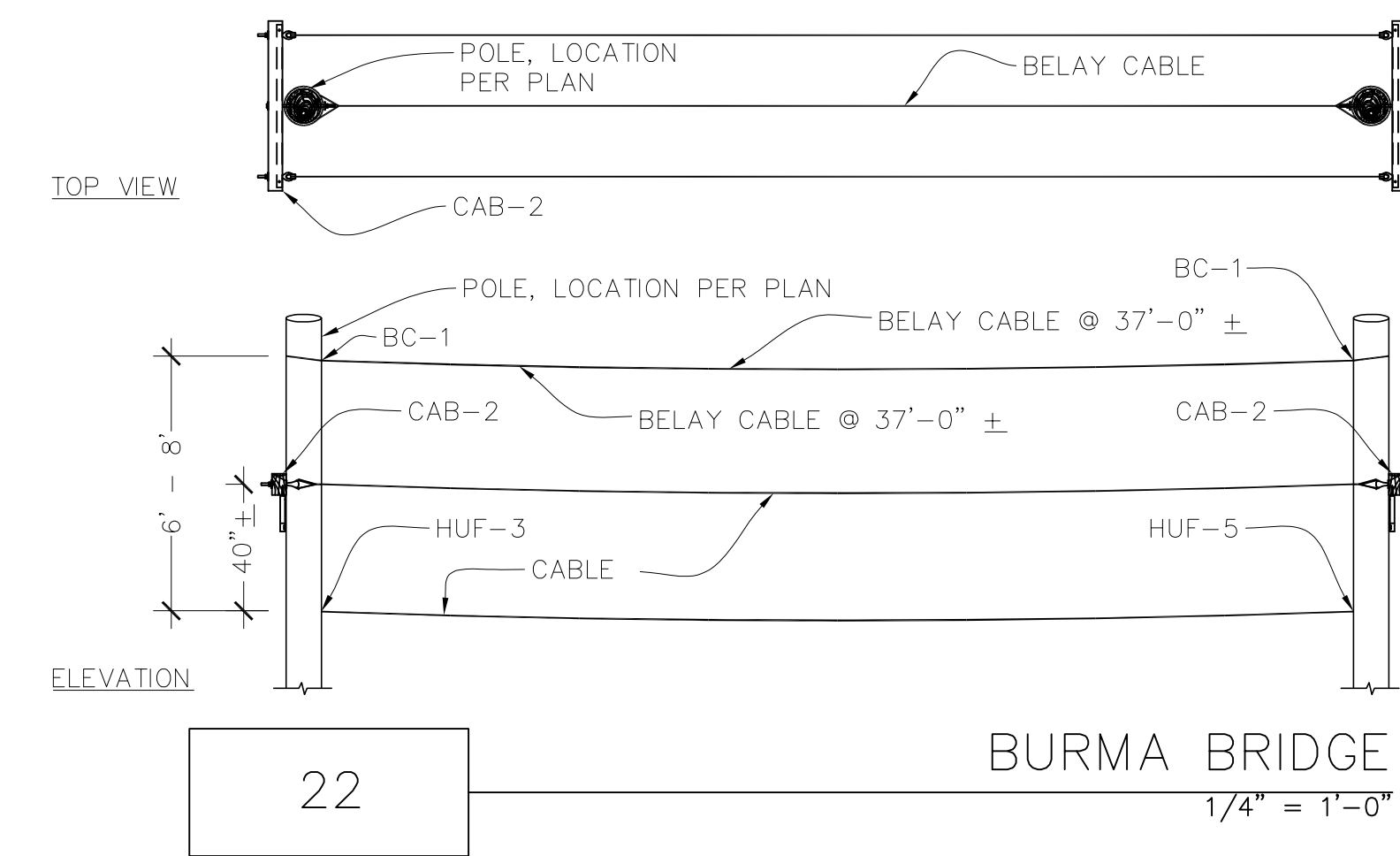
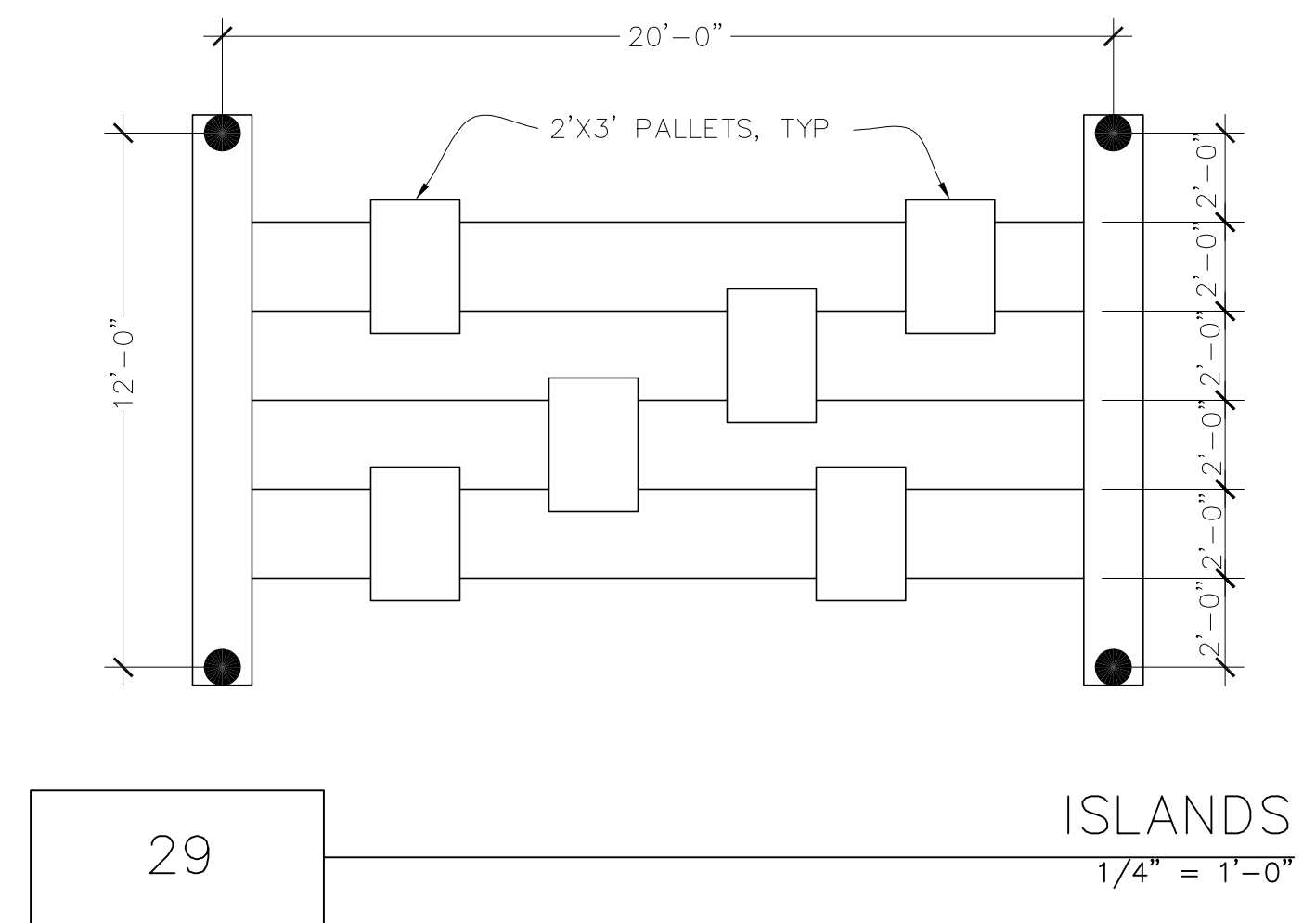
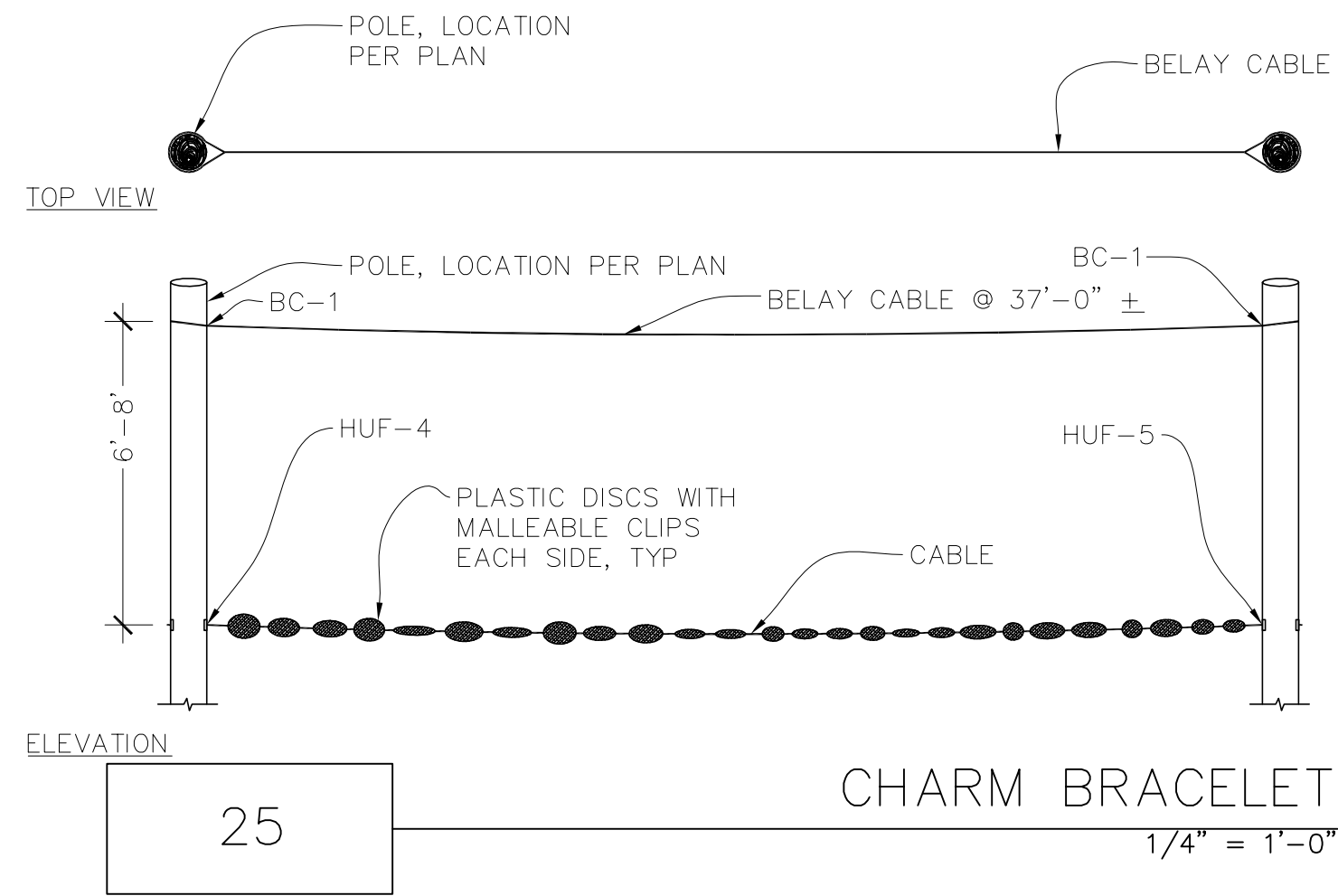
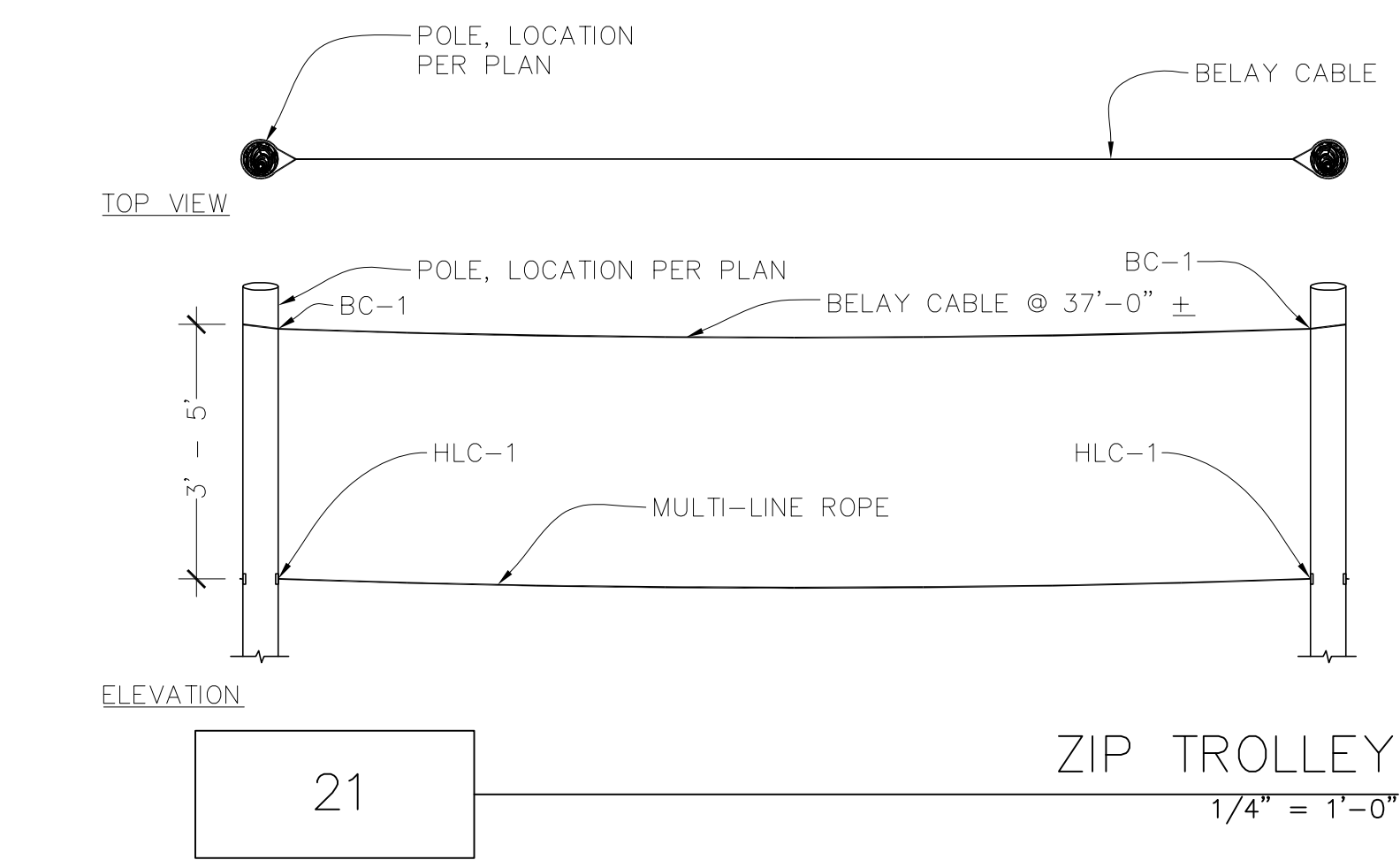
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ELEMENT ELEVATIONS

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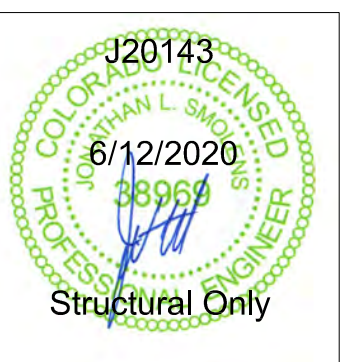
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Element Elevations

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Elem 3

sheet no:



# Community Planning & Permitting

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## Building Safety & Inspection Services Team

### MEMO

**TO:** Pete L'Orange, Planner II  
**FROM:** Michelle Huebner, Plans Examiner Supervisor  
**DATE:** June 1, 2022

**RE:** Referral Response, Docket VAR-22-0002: Glacier View Ranch Height Variance. Variance request to adjust the maximum building height in the Forestry zoning district from 30' to 40' for construction of a ropes course on an approximately 515-acre parcel.

Location: 8748 Overland Road

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permits.** A building permit, plan review, and inspection approvals are required for the ropes course.

For a complete list of when building permits are required, please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

**2015 Building Code Adoption & Amendments**, at the following URL:

<https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf>

**The Commercial Plan Submittal Checklist:** <https://assets.bouldercounty.org/wp-content/uploads/2017/03/b70-commercial-plan-submittal-checklist.pdf>

2. **Accessibility.** Chapter 11 of the IBC and referenced standard ICC A117.1-09 provide for accessibility for persons with disabilities. Any building permit submittals are to include any applicable accessibility requirements, including accessible parking, signage, accessible routes and accessible fixtures and features.
3. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 175 mph (Vult) and 55 psf, respectively.

4. **Fire Department.** It appears that the site is served by LEFT HAND FIRE Protection District. A separate referral response from the fire department should also be forthcoming. The fire department may have additional requirements in accordance with their International Fire Code (“IFC”) adoption. Also, the Fire Protection District must provide written documentation to Boulder County Building Safety and Inspection Services approving the building permit plans and specifications of projects before the building permit can be issued.
5. **Plan Review.** The items listed above are a general summary of some of the county’s building code requirements. A much more detailed plan review will be performed at the time of building permit(s) application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met.

If the applicants should have questions or need additional information, we’d be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at [building@bouldercounty.org](mailto:building@bouldercounty.org)



## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.BoulderCounty.org](http://www.BoulderCounty.org)

June 13, 2022

TO: Pete L'Orange, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Jennifer Severson, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # VAR-22-0002: Glacier View Ranch Height Variance  
8748 Overland Road

The Development Review Team – Access & Engineering staff has reviewed the above referenced docket and has no concerns about the proposed height variance.

This concludes our comments at this time.



**From:** [Historic](#)  
**To:** [L'Orange, Pete](#)  
**Subject:** RE: Referral packet for VAR-22-0002: Glacier View Ranch Height Variance at 8748 Overland Road  
**Date:** Wednesday, June 1, 2022 11:45:01 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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I have no historic preservation concerns with this docket.

**Denise Grimm, AICP | Principal Planner**

Boulder County Community Planning & Permitting | P.O. Box 471, Boulder, CO 80306

720-564-2611 | [dgrimm@bouldercounty.org](mailto:dgrimm@bouldercounty.org)

Service hours are 8 a.m.-4:30 p.m. Monday, Wednesday, Thursday, Friday, and 10 a.m.-4:30 p.m. Tuesday

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**From:** Goldstein, Andrew <[agoldstein@bouldercounty.org](mailto:agoldstein@bouldercounty.org)>

**Sent:** Wednesday, June 1, 2022 9:34 AM

**To:** Historic <[historic@bouldercounty.org](mailto:historic@bouldercounty.org)>; #WildfireMitigation <[WildfireMitigation@bouldercounty.org](mailto:WildfireMitigation@bouldercounty.org)>; #CAreferral <[CAreferral@bouldercounty.org](mailto:CAreferral@bouldercounty.org)>; Wilkinson, Jane <[jawilkinson@bouldercounty.org](mailto:jawilkinson@bouldercounty.org)>; beckybpco@gmail.com; ild17@comcast.net; Phil.Stern@colorado.edu; office@svlhwcd.org; scott.griebing@svlhwcd.org; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; townclerk@jamestownco.org; Vanessa McCracken <[bldrvalleyandlongmontcds@gmail.com](mailto:bldrvalleyandlongmontcds@gmail.com)>; mjohnson10@fs.fed.us; Chris O'Brien <[Cobrien@Lefthandfire.org](mailto:Cobrien@Lefthandfire.org)>; Milner, Anna <[amilner@bouldercounty.org](mailto:amilner@bouldercounty.org)>; Moline, Jeffrey <[jmoline@bouldercounty.org](mailto:jmoline@bouldercounty.org)>; Strenge, Ernst <[estrenge@bouldercounty.org](mailto:estrenge@bouldercounty.org)>; Abner, Ethan <[eabner@bouldercounty.org](mailto:eabner@bouldercounty.org)>; Hippely, Hannah <[hhippely@bouldercounty.org](mailto:hhippely@bouldercounty.org)>; Vaughn, Andrea <[avaughn@bouldercounty.org](mailto:avaughn@bouldercounty.org)>; Cavaleri, Keli <[kcavaleri@bouldercounty.org](mailto:kcavaleri@bouldercounty.org)>; Flax, Ron <[rflax@bouldercounty.org](mailto:rflax@bouldercounty.org)>; Frederick, Summer <[sfrederick@bouldercounty.org](mailto:sfrederick@bouldercounty.org)>; HealthWaterQuality-EnvironmentalBP LU <[HealthWQ-EnvironBPLU@bouldercounty.org](mailto:HealthWQ-EnvironBPLU@bouldercounty.org)>; Huebner, Michelle <[mhuebner@bouldercounty.org](mailto:mhuebner@bouldercounty.org)>; Sanchez, Kimberly <[ksanchez@bouldercounty.org](mailto:ksanchez@bouldercounty.org)>; Severson, Jennifer <[jseverson@bouldercounty.org](mailto:jseverson@bouldercounty.org)>; Transportation Development Review <[TransDevReview@bouldercounty.org](mailto:TransDevReview@bouldercounty.org)>; West, Ron <[rowest@bouldercounty.org](mailto:rowest@bouldercounty.org)>

**Cc:** L'Orange, Pete <[plorange@bouldercounty.org](mailto:plorange@bouldercounty.org)>

**Subject:** Referral packet for VAR-22-0002: Glacier View Ranch Height Variance at 8748 Overland Road

Please find attached the referral packet for *VAR-22-0002: Glacier View Ranch Height Variance at 8748 Overland Road*.

Please return responses and direct any questions to [Pete L'Orange](#) by *June 16, 2022*. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

All the best,  
Andrew

**Andrew Goldstein (pronouns: he/him/his) | Administrative Technician**

**Planning Division | Boulder County Community Planning & Permitting**

[\(303\) 441-3930](tel:(303)441-3930) (Main Office) | [\(720\) 564-2622](tel:(720)564-2622) (Direct)

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex Building—2045 13th St., Boulder, CO 80302

[agoldstein@bouldercounty.org](mailto:agoldstein@bouldercounty.org) | [www.boco.org/cpp](http://www.boco.org/cpp)

Department service hours are **8 a.m.-4:30 p.m.** Monday, Wednesday, Thursday, Friday, and **10 a.m.-4:30 p.m.** Tuesday.

The Community Planning & Permitting Department physical office in Boulder is now open Monday, Wednesday and Thursday from 9 a.m. to 2 p.m. On Tuesdays the department is open by appointment only from 12:30–4:30 p.m. Most services are available virtually in addition to in-person services. Staff is available at [303-441-3930](tel:303-441-3930), [online](#), or via [appointment](#).

For Marshall Fire questions, contact [MarshallRebuilding@bouldercounty.org](mailto:MarshallRebuilding@bouldercounty.org). View our [Marshall Fire Recovery](#) webpage for current Marshall Fire information and resources.



**From:** [Kaiser, Kara](#)  
**To:** [lbuscher@bouldercounty.org](mailto:lbuscher@bouldercounty.org); [L"Orange, Pete](#)  
**Cc:** [Wilkinson, Jane](#)  
**Subject:** FW: Referral packet for VAR-22-0002: Glacier View Ranch Height Variance at 8748 Overland Road  
**Date:** Wednesday, June 1, 2022 11:00:21 AM

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Hi Pete, Boulder County Child Health Promotion does not have any concerns with this request.  
Please let me know if you need anything else.

Take care,

*Kara Kaiser*

Environmental Health Specialist  
Boulder County Child Health Promotion  
Office: (303) 413-7550 Cell: (303) 775-3185  
[www.bouldercountychp.org](http://www.bouldercountychp.org)





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

June 20, 2022

Boulder County Community Planning and Permitting  
PO Box 471  
Boulder, CO 80306

Attn: Pete L'Orange

**RE: Glacier View Ranch Height Variance, Case # VAR-22-0002**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the height variance documentation for **Glacier View Ranch** and has **no apparent conflict**.

However, bear in mind that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities and permanent structures should the rope course be near our existing overhead electric distribution facilities.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com




**Boulder County Land Use Department**

Courthouse Annex Building • 2045 13th Street • PO Box 471  
Boulder, Colorado 80302

Phone: 303-441-3925 • Fax: 303-441-4856  
Email: [building\\_official@bouldercounty.org](mailto:building_official@bouldercounty.org)  
<http://www.bouldercounty.org/lu/>

Office Hours: Monday — Friday 8:00 AM to 4:30 PM

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BP -

## Height Survey Verification Form

This verification form is to be completed by a Professional Land Surveyor licensed in the State of Colorado.

### Surveyor Contact Information

Surveyor Name		
Company Name		
Address	Email Address	
	Phone	Fax
City	State	Zip Code

### Field Survey Information

Site Location	Date of First Survey	Height of Structure in Feet
	Date of Second Survey	
City	State	Zip Code

### Surveyor Verification

I (surveyor named above) am a Professional Land Surveyor licensed in the State of Colorado. I have conducted a field survey on the site named above of the existing grade (grade before any site work, including grading or excavation has occurred).

Upon completion of the rough framing for the new structure, I revisited the site and surveyed the height of said structure and recorded the result of this second survey (in the above Field Survey table) stating the highest point of the rough frame measured directly above existing grade in feet.

Surveyor Signature	Date
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### Surveyor's Seal