



MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

December 14, 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
Dave Hsu
Lieschen Gargano
Chris Whitney

Commissioners Excused: Ann Goldfarb
Mark Bloomfield, Chair
Conor Canaday

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from November 16, 2022.

SECOND: Chris Whitney

VOTE: Motion PASSED {6:0}

4. **STAFF UPDATES**

Kim Sanchez, Deputy Planning Director, provided an update on the outcomes of docket items that went before Planning Commission in 2022.

5. **ITEMS**

5.1 **Docket V-22-0002: Peters Vacation**

Jonathan Tardif, Planner II, presented the application for Daniel Peters, vacation request to vacate a portion of an existing public right of way and combine it with the existing parcel. The property is in the Rural Residential zoning district at 5377 Marshall Road (Parcel no. 157721000010) approximately 0.30 miles northeast of the intersection of S Foothills Highway and Marshall Road, in Section 21, Township 1S, Range 70W.

PUBLIC HEARING OPENED

SPEAKERS: Dan Peters, applicant.

PUBLIC HEARING CLOSED

MOTION: Chris Whitney MOVED that the Planning Commission **CONDITIONALLY APPROVE** and recommend to the Board of County Commissioners conditional approval of Docket V-22-0002: Peters Vacation with the 3 conditions listed in the staff recommendation.

SECOND: Lieschen Gargano

CONDITIONS:

1. The applicant shall meet all the post approval requirements within one year after the date of the Board of County Commissioners' Resolution approving this vacation. This Resolution and associated documents shall also be recorded by Community Planning & Permitting Staff with the County Clerk and Recorder's Office within this one-year timeframe. This vacation approval shall not be considered final or effective until this recordation. Finally, this vacation approval shall expire if recordation does not occur within the required one-year timeframe (unless an extension is granted).
2. The applicant shall work with the public utility provider (Xcel Energy) to establish an easement for the public utilities located within the existing ROW to be vacated.
3. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for docket V-22-0002: Peters Vacation.

VOTE: Motion PASSED {6:0}

5.2 Docket BCCP-22-0001: Environmental Resources Element Maps Update and Reprint of Comprehensive Plan Maps

Ethan Abner, Long Range Planner with Community Planning & Permitting, and Jeff Moline, Planner with Parks & Open Space, presented several Environmental Resources Element (ERE) Map updates. These updates were proposed to reflect new scientific data, make corrections, and show the data within municipal boundaries. Community Planning & Permitting also requested approval to reprint all the Comprehensive Plan Maps to make clerical updates to the map layout and background reference data such as the current municipal boundaries, however, none of the previously adopted map elements shown on these maps will change. The proposed map changes and updates are not a result of any policy changes within the Comprehensive Plan.

PUBLIC HEARING OPENED

SPEAKERS: None.

PUBLIC HEARING CLOSED

MOTION: Commissioner Lieschen Gargano moved that the Boulder County Planning Commission **APPROVE** Docket BCCP-22-0001: Environmental Resources Element Maps Update and Reprint of Comprehensive Plan Maps.

SECOND: Dave Hsu

VOTE: Motion PASSED {6:0}

5.3 Docket BCCP-22-0002: Amendment to Boulder County Comprehensive Plan Housing Element

Hannah Hippely, Long Range Planning Manager, presented the proposed amendment to the Boulder County Comprehensive plan to reinstate policy inadvertently removed from the Housing Element during the 2019 amendment approval. Language to be reinstated from previous policy is HO 1.10 "Housing Counseling Services, advice, and assistance concerning housing problems to consumers shall be provided."

PUBLIC HEARING OPENED

SPEAKERS: None.

PUBLIC HEARING CLOSED

MOTION: Lieschen Gargano MOVED that Boulder County Planning Commission **APPROVE** Docket BCCP-22-0002: Amendment to Boulder County Comprehensive Plan Housing Element.

SECOND: Chris Whitney

VOTE: Motion PASSED {6:0}

MOTION: Lieschan Gargano MOVED that Planning Commission **ADOPT** the resolution approving Docket BCCP-22-0002: Amendment to Boulder County Comprehensive Plan Housing Element.

SECOND: Chris Whitney

VOTE: Motion PASSED {6:0}

6. ADJOURNMENT