



Community Planning and Permitting

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**BOULDER COUNTY
BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING**

February 21, 2023 at 01:00 p.m.

All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join **through Zoom** or **in-person** at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.

PUBLIC HEARING

STAFF PLANNER: Sam Walker

STAFF RECOMMENDATION REGARDING:

Docket LU-22-0023/SPR-22-00104: Spezialy Residence and Driveway Earthwork

Proposal: Limited Impact Special Use Review to 3,193 cubic yards of non-foundational earthwork for driveway construction and slope tie-in, and Site Plan Review to construct a new 2,368 sq. ft. residence on a vacant 9-acre parcel at 830 Old Townsite Road

Location: 830 Old Townsite Road, approximately 1.4 miles southwest of the intersection of Sugarloaf Road and Old Townsite Road

Zoning: Forestry (F) Zoning District

Applicant: Mark & Shannon Spezialy

Agent: Lightwell Architecture

STAFF RECOMMENDATION: Staff recommends that the Board of County Commissioners conditionally approve docket LU-22-0023/SPR-22-0104: Spezialy Residence and Driveway Earthwork.

PACKET CONTENTS:

Item	Pages
○ Staff Recommendation	1 – 24
○ Application Materials (Attachment A)	A1 – A26
○ Referral Responses (Attachment B)	B1 – B17

SUMMARY AND RECOMMENDATION:

This application for Limited Impact Special Review proposes 3,193 cubic yards of non-foundational earthwork to construct a driveway, and includes Site Plan Review for the construction of a 2,368-square-foot residence at 830 Old Townsite Road. Limited Impact Special Use Review is required for the non-foundational earthwork portion of the application because it exceeds 500 cubic yards, and this earthwork is analyzed pursuant to the Special Use Standards outlined in Boulder County Land Use Code (Code) Art. 4-601. Site Plan Review is required for the proposed residence for development requiring a building permit on a vacant property (Art. 4-802.A.1), and this residence is analyzed pursuant to the Site Plan Review standards outlined in Code Art. 4-806.

Staff recommends conditional approval of the proposal because, as conditioned, staff finds the earthwork can meet the Limited Impact Special Review Criteria and the residential construction can meet the Site Plan Review Standards in the Code.

DISCUSSION:

The subject parcel is approximately 9 acres in size, located at the westernmost extent of Old Townsite Road and approximately 1.1 miles southwest of Sugarloaf Mountain. It is also located south and east of the Sugarloaf Road right-of-way (ROW) as shown in Figure 1 below.

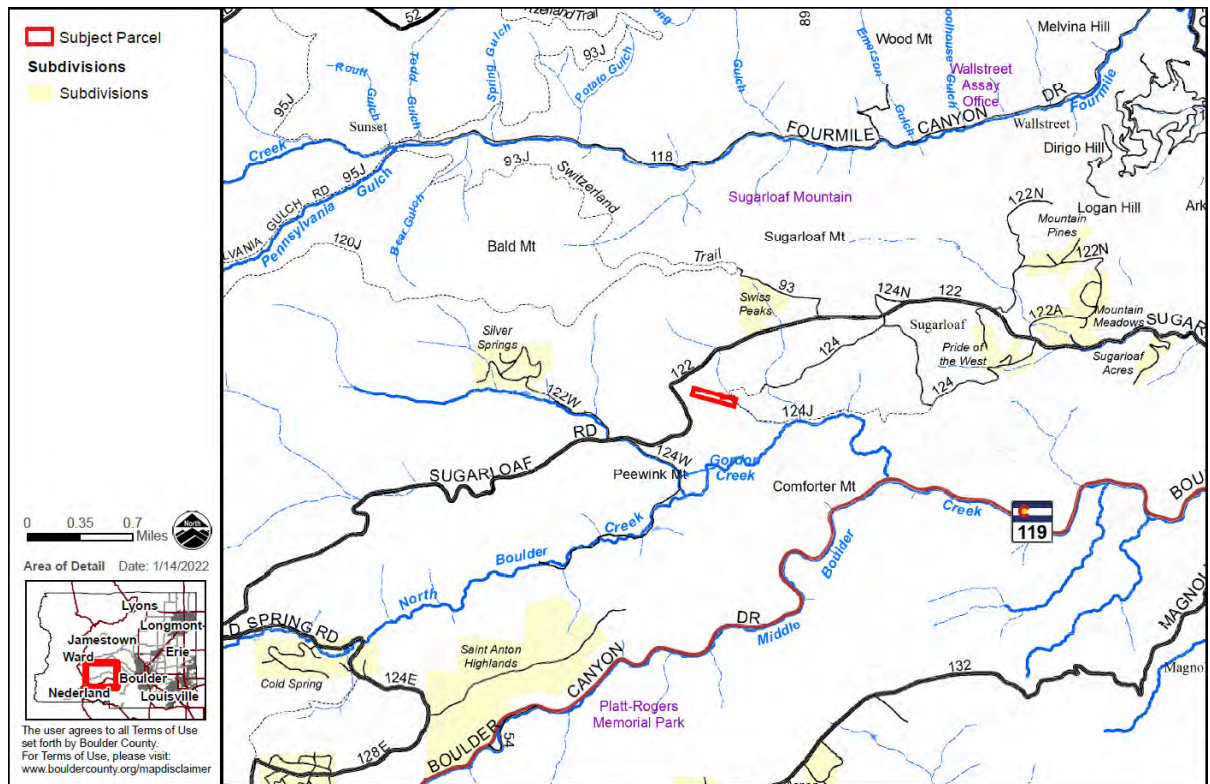


Figure 1: Vicinity Map showing location of the subject parcel

As determined by Community Planning & Permitting (CPP) staff under BLD-19-0032, the parcel is a legal building lot eligible for permits. Legal access to the parcel is via County Road (CR) 124J, a jeep road that intersects with the northeastern corner of the subject parcel, although the proposed physical access to the parcel will cross adjacent lands owned by the US Forest Service (USFS).

Currently, the subject parcel is vacant as shown in the 2020 aerial photograph below.



Figure 2: 2020 Aerial of the subject parcel and nearby properties.

The parcel is characterized by a general downward slope from south to north, with moderate slopes present across most of the parcel and steeper slopes in the easternmost part of the property as it approaches Old Townsite Road. Figure 3, below, shows the slopes covering the entire parcel while Figure 4 is a detailed image of the eastern portion of the parcel where all development is proposed to take place.

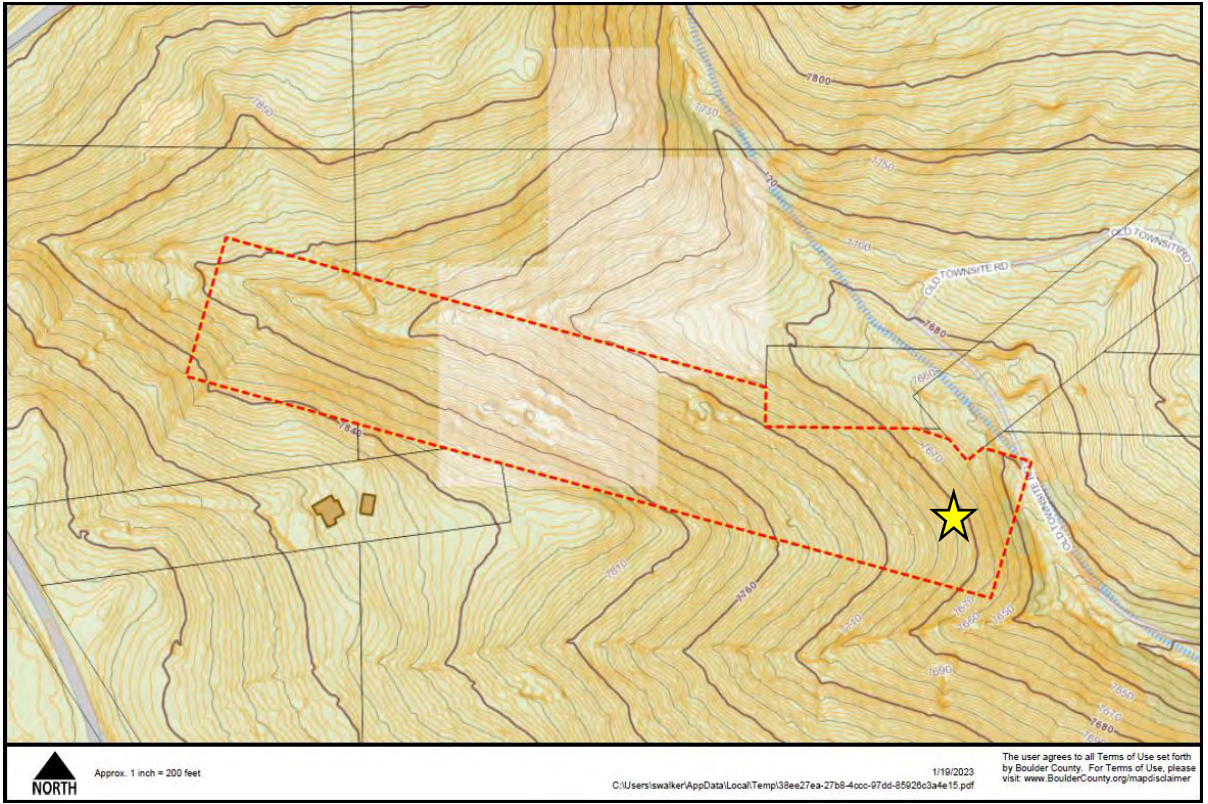


Figure 3: Contour map of subject parcel, with approximate development location shown with a yellow star.

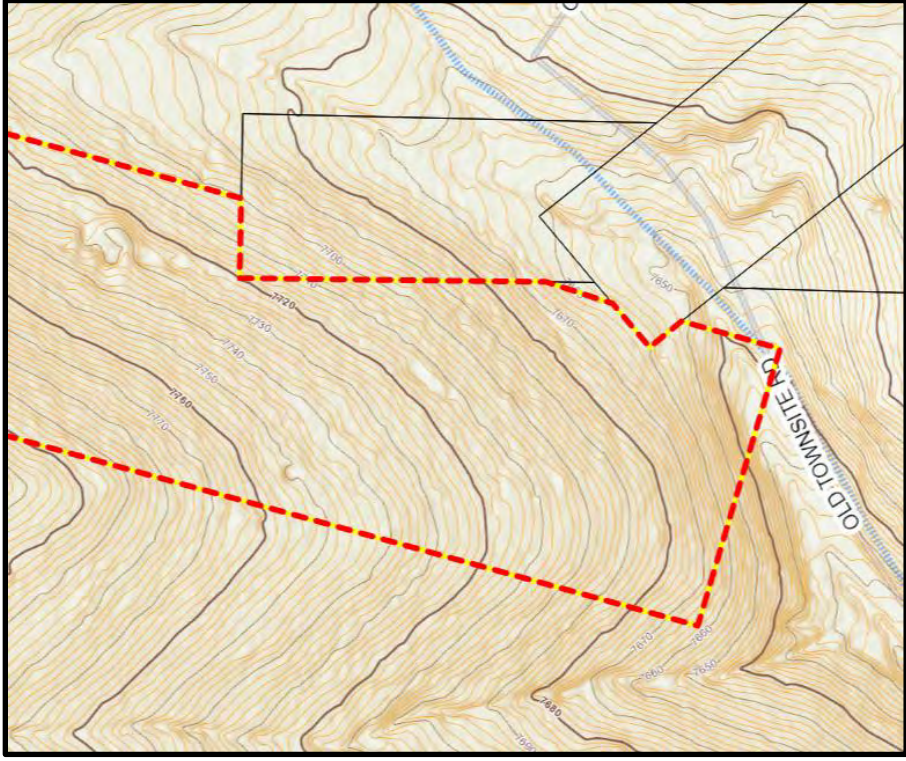


Figure 4: Detailed two-foot contour map of eastern parcel half

The Boulder County Comprehensive Plan (“the Plan”) identifies a wildlife migration corridor that covers the entirety of the subject parcel, as well as a significant natural communities area along its

eastern boundary. These areas are shown in Figure 5, below, while impacts to these resources are discussed under Special Use criteria three and Site Plan Review standard 15.

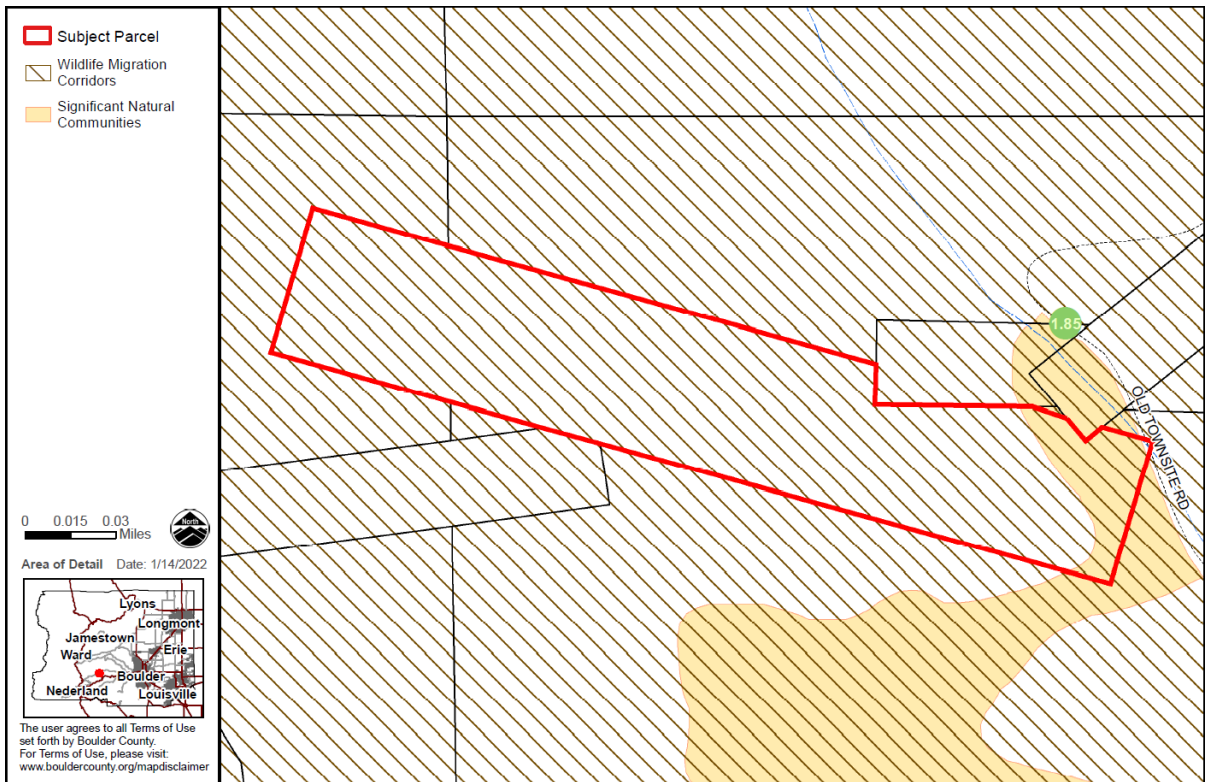


Figure 5: Boulder County Comprehensive Plan layers located on the Subject Parcel.

Despite the moderate and steep slopes present across the entirety of the subject parcel, the Plan only identifies a small area of debris flow susceptibility in its southernmost corner as shown in Figure 6 below.

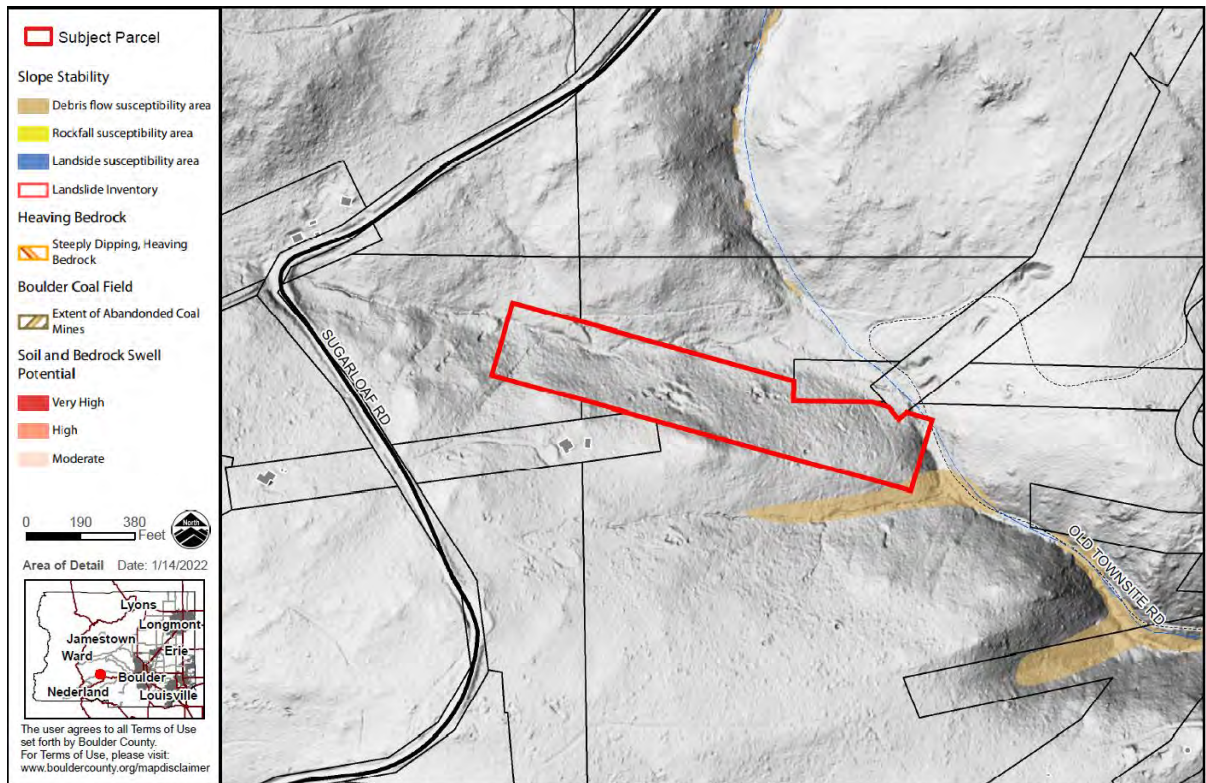


Figure 6: Geologic Hazard Map

The parcel is bounded on all sides by USFS lands as shown in Figure 7 below. As described under LU Criteria seven below, the applicants propose to cross these USFS lands with the first section of their proposed driveway, but do not currently have an easement or other legal right to do so.

Because of the steep slopes present on the parcel, extensive earthwork is required to provide driveway access to the proposed residential development. Staff finds that this proposed residence location is acceptable because it is located on a moderate slope in close proximity to the Old Townsite Road ROW.

REFERRALS:

This application was referred to the typical agencies, departments, and nearby property owners. All responses received are attached and summarized below.

Boulder County Building Safety and Inspection Services Team: Boulder County Building Safety and Inspection Services reviewed the proposal and had no conflicts. Building permits, plan review, inspection approvals, and a Certificate of Occupancy (“C.O.”) are required for the proposed dwelling. The proposed residence will be required to meet the County’s BuildSmart requirements, must have an automated fire sprinkler system installed, and must be constructed with ignition-resistant materials and defensible space for wildfire mitigation. A more detailed plan review will be performed at the time of permit application, when full details are available, to assure that the proposal will meet all applicable minimum requirements.

Boulder County Development Review Team – Access & Engineering: Boulder County Development Review Team – Access & Engineering (DRT A&E) reviewed the proposal and found that legal access to the parcel is demonstrated by adjacency to the Old Townsite Road ROW. The DRT A&E referral noted that the application materials indicate that the proposed access drive crosses the adjacent USFS-owned parcel but did not include an easement that would allow such driveway construction. DRT A&E further indicated that no Access Permit has been issued for the parcel,

although one will be issued concurrently with the building permit. Their referral response further indicated several requirements that the proposed driveway must meet in order to comply with the Boulder County Multimodal Transportation Standards (MMTS), including a requirement that erosion control be installed downslope of all disturbed areas during construction, and a final requirement that vehicles be parked to one side of Old Townsite Road during construction.

Boulder County Public Health Department: The Public Health Department reviewed the proposal and found that an onsite wastewater treatment system (OWTS) permit has not been issued for this property. The OWTS permit must be applied for and issued prior to installation and before a building permit can be obtained. The OWTS must be installed, inspected, and approved before issuance of a Certificate of Occupancy. Boulder County Public Health must conduct an onsite investigation and review percolation rates, soil conditions and any design plans and specifications prior to OWTS permit issuance. The OWTS absorption field must be located a minimum distance of 100' from all wells, 25' from waterlines, 50' from waterways and 10' from property lines.

Boulder County Parks & Open Space – Natural Resource Planner: Parks & Open Space (BCPOS) reviewed the proposal and noted the large clear-cut swath on the property, requiring that it be revegetated along with the construction areas. BCPOS also noted the steep slopes that characterize the entire parcel and the localization of the proposed development. The referral response further indicated a lack of concern regarding impacts to the elk migration corridor or the aspen woodland identified by the Comprehensive Plan

Colorado Department of Natural Resources Division of Water Resources: The Division of Water Resources (DWR) referral response indicated that the proposed water source for the residence is a residential well that has not been constructed but does have an existing permit valid until October 24, 2024.

Boulder County Wildfire Mitigation Team: The Wildfire Mitigation Team (WFM) referral response noted that wildfire mitigation would be required for the proposed residence and driveway, with requirements for site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

Sugar Loaf Fire Protection District: The Fire Protection District (SLFPD) referral response noted that the property owners would be required to contribute to a community cistern fund, that more detailed comments about site conditions were not possible due to the amount of snow on the ground, and that a pullout would be required below the residence. The SLFPD also requested that the address for the parcel be changed to reflect that it is further down the road than another parcel with a street address of 951.

Xcel Energy: the Xcel referral response noted that the property owner or their agent must complete the application process for new electric service and receive approval of design details.

Adjacent Property Owners: 17 application notices were mailed to nearby property owners, but CPP staff did not receive any public comments regarding the proposal.

Agencies that responded with no conflicts: Lumen Technologies/Centurlink,

Agencies that did not respond include: Boulder County Long Range Planning, Boulder County Historic Preservation Team, Boulder County Assessor, Boulder County Attorney Office, Boulder County Public Works, Colorado Parks and Wildlife, US Forest Service, and Boulder Valley Longmont Conservation District.

LIMITED IMPACT SPECIAL REVIEW SUMMARY:

CPP staff reviewed the conditions and standards for approval of a Limited Impact Special Review as they apply to the revised proposal for 3,193 cubic yards of non-foundational earthwork per Article 4-601 of the Code and finds the following:

Driveway Earthwork	1,209 cubic yards of cut and 1,488 cubic yards of fill
Other Grading	96 cubic yards of cut and 400 cubic yards of fill

- (1) ***Complies with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;***

The subject parcel is located within the Forestry zoning district and is a legal building lot. Earthwork in excess of 500 cubic yards can be permitted as an accessory use (Article 4-516), pending approval through Limited Impact Special Review. The Site Plan Review (SPR) regulations (evaluated for the proposed residence) require driveways or grading to have a demonstrated associated Principal Use. (Art. 4-807.A.11); consequently, this driveway must be reviewed in combination with the proposed SPR.

Therefore, staff finds this criterion can be met.

- (2) ***Will be compatible with the surrounding area. In determining compatibility, the Board should consider the location of structures and other improvements on the site; the size, height and massing of the structures; the number and arrangement of structures; the design of structures and other site features; the proposed removal or addition of vegetation; the extent of site disturbance, including, but not limited to, any grading and changes to natural topography; and the nature and intensity of the activities that will take place on the site. In determining the surrounding area, the Board should consider the unique location and environment of the proposed use; assess the relevant area that the use is expected to impact; and take note of important features in the area including, but not limited to, scenic vistas, historic townsites and rural communities, mountainous terrain, agricultural lands and activities, sensitive environmental areas, and the characteristics of nearby development and neighborhoods;***

For purposes of this review, staff considers the area within 1,500 feet of the subject parcel as the applicable surrounding area, which is consistent with the Site Plan Review defined neighborhood. Existing development within this area consists almost entirely of single-family residences on former mining claims that are otherwise surrounded by USFS-owned land.

The proposed driveway design uses substantial earth movement to rapidly gain elevation from the physical roadway of Old Townsite Road uphill to the proposed residence location. The driveway incorporates a hammerhead turnaround that also contributes to the large total of proposed earthwork.

Staff finds that the proposed non-foundational earthwork is compatible with the neighborhood because the resulting driveway will be similar to existing development in the area surrounding the subject parcel. A nearby residence (5424 Sugarloaf Road) required 1,389 cubic yards of non-foundational earthwork for driveway construction in 2021 (see LU-21-0008), and analysis of aerial photography and topographic data indicates that several other residences in the area of the subject parcel would have required similar review had their construction not predated current Code regulations.

After reviewing the proposal and the unique features of the parcel, staff finds that the proposed non-foundational earthwork is necessary to construct a driveway that meets the

Boulder County Multimodal Transportation Standards (MMTS) and reaches an appropriate area for development. By limiting the earthwork to what is necessary for the construction of the driveway and slope stabilization, changes to the natural topography are minimized and the overall intensity of development is reduced.

Because the proposed earthwork is necessary to provide access to the proposed residence location, which is found by staff to be the most suitable location to build, staff finds that the proposal is compatible with the surrounding area.

Therefore, staff finds that this criterion is met.

(3) *The use will be in accordance with the Comprehensive Plan;*

The County's Comprehensive Plan identifies a Wildlife Migration Corridor that covers the entirety of the subject parcel, an area of Significant Natural Communities that encompasses the easternmost end of the parcel, and a view protection score of 1.85 along Old Townsite Road. The proposed driveway and turnaround will cross the area of Significant Natural Communities on the approach to the proposed residence location, while all proposed development will be located within the identified Wildlife Migration Corridor.

The BCPOS referral response indicated limited concerns with impacts to these resources caused by the proposed driveway and turnaround construction, and this limited concern is shared by CPP staff. Development within the migration corridor is unavoidable on the parcel, but the proposed location for the driveway takes the shortest path possible to a reasonable build site for residential construction such that overall disturbance within the migration corridor is minimized. Construction of a driveway that avoids the identified Significant Natural Communities area would likely result in a much wider area of disturbance for the development because of the moderate-to-steep slopes that characterize the area surrounding the parcel as well as the distances that would need to be covered from Sugarloaf Road or other places along Old Townsite Road.

As discussed under Special Use criteria nine below, staff have limited concerns relating to the impacts of the proposed development on the view protection corridor associated with Old Townsite Road.

Therefore, staff finds that this criterion is met.

(4) *Will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or arrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management.*

Due to the steep slopes that characterize the entirety of the subject parcel, constructing a driveway to the proposed residence and barn that meets the MMTS requires substantial earthwork.

Construction of the driveway as proposed will provide access to the most appropriate area of the property for development while leaving the vast majority of the 9-acre parcel undisturbed. Further, staff do not anticipate significant negative impacts to the natural areas or environmental resources which have been identified on the property, and staff do not find that the proposed earthwork would constitute over-intensive use of the land or result in the excessive depletion of natural resources.

To ensure that the proposed earthwork meets county standards, final grade cuts and fills shall not be steeper than a 1-½ to 1 slope. Grades steeper than a 1-½ to 1 slope will need to be supported by a retaining wall. Retaining walls or series of walls greater than four feet in height, as measured from the bottom of the footer to the top of the wall, require building permits for construction. Calculations shall be submitted for all retaining walls over 6 feet in height. Steep sloped areas of stable exposed bedrock are acceptable in lieu of constructing a retaining wall.

In order to restore the disturbed areas created through this project, staff recommends requiring a Revegetation and Erosion Control Plan as a condition of approval. This plan must include a description of appropriate erosion control measures along the entirety of the disturbed area to protect downslope areas of the property and the North Dakota Ridge Road ROW.

However, the BCPOS referral response notes a cleared area that (based on historic aerial photos) partially bisects the property and appears to have been constructed sometime between 2016 and 2018 as shown in Figures 7 and 8 below.

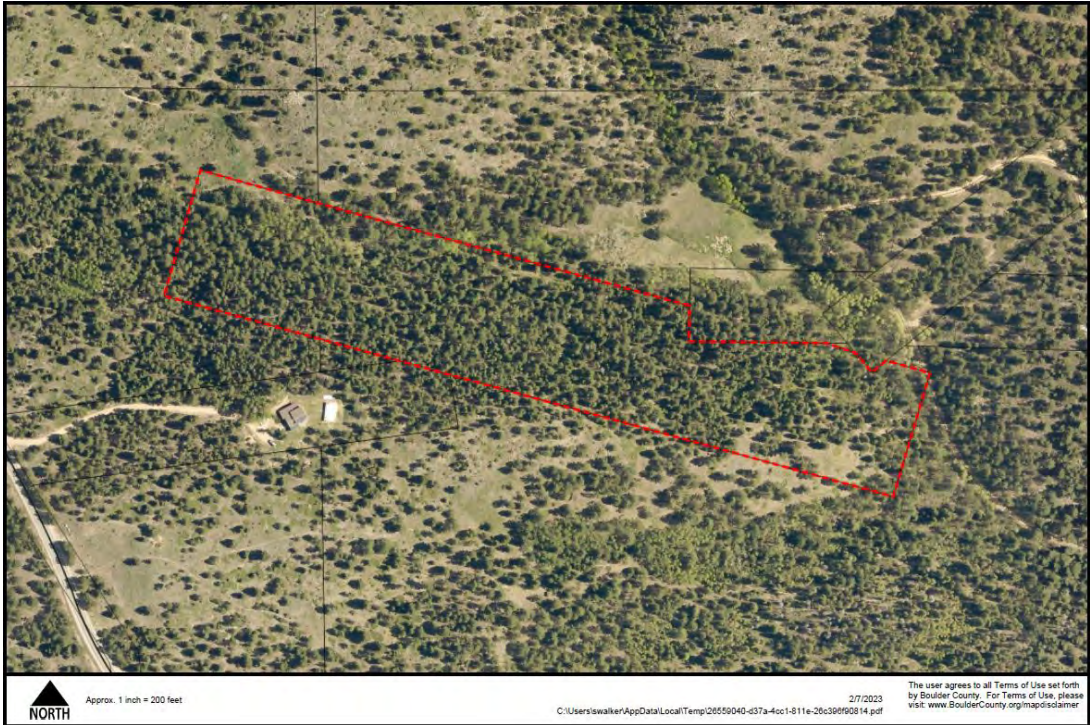


Figure 7: 2016 Aerial photo of subject parcel

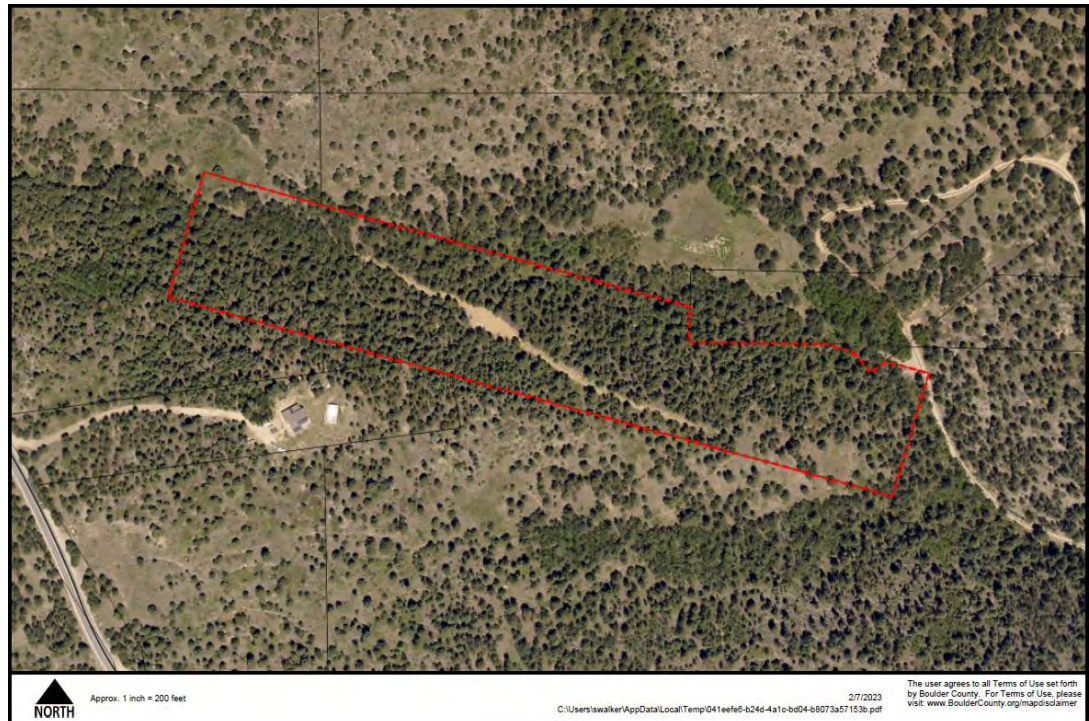


Figure 8: 2018 Aerial photo of subject parcel

It is not clear whether or not the area was graded or just cleared for use as a trail or fire road. This cleared area is also noted in the SLFPD referral response, which recommends that the “existing trail...should remain accessible for wildland defense and access.” BCPOS recommends that the area be revegetated. In order to rectify the requests of both referral agencies, staff recommend that the required Revegetation and Erosion Control plan include a provision requiring revegetation of the disturbed area with native grasses such that the soil is locked down but the road is still useable for wildland fire protection access.

As conditioned, staff finds that this criterion can be met.

(5) The use will not have a material adverse effect on community capital improvement programs;

Staff have not identified any material adverse effects of the proposal on community capital improvement programs, and no referral agency responded with such a concern.

Therefore, staff finds that this criterion is met.

(6) The use will not require a level of community facilities and services greater than that which is available;

Referral responses from Lumen Technologies/Centurylink Communications and Xcel Energy indicated no concerns with the proposed driveway construction. The referral response submitted by SLFPD notes that access to the proposed residence will be challenging, and that both the proposed driveway and the site as a whole are very steep. To ensure an adequate response to structure or wildland fire on the parcel, SLFPD requires a pullout located 100-150 feet below the house. Staff recommend a condition of approval requiring that this pullout be included in the plans submitted for permitting. In combination with the above-described condition requiring that the existing trail be maintained as an access point for fire response,

staff find that the proposed non-foundational earthwork will not require a level of community facilities and services greater than that which is available.

Staff recommend a condition of approval requiring that the driveway and turnaround be constructed according to the MMTS as described in the referral response from DRT A&E dated January 19, 2023.

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

(7) *Will support a multimodal transportation system and not result in significant negative impacts to the transportation system or traffic hazards;*

The subject property is accessed via County Road (CR) 124J, also known as Old Townsite Road, an unpaved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Jeep. Legal access is demonstrated via adjacency to this public ROW.

However, the proposed physical access to the parcel will cross an adjacent USFS-owned parcel before entering the subject parcel at its northeastern corner. No easement was provided with the application materials to indicate that permission for this crossing was granted by USFS, but discussion with the property owners indicates that they filed an application for the easement in 2020 and have not yet heard back. Staff recommend a condition of approval requiring that the applicants provide written permission indicating their legal ability to cross and develop within the adjacent USFS property with the submittal of any permits.

The DRT A&E referral response indicates that the driveway design appears to comply with the MMTS. Because the proposed access drive exceeds 400 feet in length, the MMTS would typically require inclusion of an emergency access pullout. However, a pullout is not required in this instance because the length of the driveway includes a turnaround.

Due to the steep grade of the proposed driveway and its positioning on an east-facing slope, DRT A&E staff recommend a condition of approval requiring the submittal of a letter verifying solar access stamped by a Colorado-licensed engineer with the submittal of any permits.

To ensure that the proposed driveway does not encroach onto adjacent parcels (other than the easement area described above) a boundary survey and marking must be performed prior to the commencement of any construction.

Staff also recommend several conditions of approval designed to avoid negative impacts to the transportation system that could be caused by the proposed development, including that all equipment and material staging occur on the project site, and that all vehicles be parked to one side of Old Townsite Road during construction so as to avoid impeding the roadway.

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

(8) *Will not cause significant air, odor, water, or noise pollution;*

There is no indication that the proposal will cause significant air, odor, water, or noise pollution, and no referral agency responded with such a concern. As previously stated under criterion four, erosion control methods should be submitted as part of the recommended Revegetation and Erosion Control Plan to ensure no silt, sediment, or debris leaves the construction site.

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

(9) *Will be adequately buffered or screened to mitigate any undue visual impacts of the use;*

The Plan identifies a View Protection Score of 1.85 along Old Townsite Road in the area of the subject parcel, but staff have limited concerns related to the visual impacts of the proposed non-foundational earthwork on this view protection corridor. While the driveway and graded slopes will certainly be visible from the road, the proposed method of stabilization (which uses a graded slope rather than retaining walls) will allow the slopes to be revegetated such that the driveway is partially screened and also appears to follow natural contours. To ensure that this visual impact mitigation takes place, staff recommend that the required Revegetation and Erosion Control plan include provisions for revegetation of the area around the driveway with native trees and shrubs to minimize visual impacts to Old Townsite Road.

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

(10) *The use will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County;*

There is no indication that the proposed non-foundational earthwork will be detrimental to the health, safety, or welfare of the present or future inhabitants of the county, and no referral agency responded with such a concern.

Therefore, staff finds this criterion can be met.

(11) *The use will establish an appropriate balance between current and future economic, environmental, and societal needs by minimizing the consumption and inefficient use of energy, materials, minerals, water, land, and other finite resources;*

Staff finds that the proposed non-foundational earthwork will minimize the inefficient use of land by localizing and clustering disturbance.

Therefore, staff finds this criterion can be met.

(12) *The use will not result in unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards. Development or activity associated with the use must avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors; all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Special Review or Limited Impact Special Review process using the best available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies.*

No development is proposed within areas identified by the Plan as containing geologic hazards, but the proposed development area is characterized by steep slopes and a sharp drop to the Old Townsite Road ROW. Staff recommend that the required Revegetation and Erosion control plan include provisions for the installation of catch fencing downslope of all

disturbed areas during construction to mitigate the risk of rockfall to the Old Townsite Road ROW.

Therefore, as conditioned, staff finds that this criterion is met.

- (13) *The proposed use shall not alter historic drainage patterns and/or flow rates unless the associated development includes acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including without limitation the Boulder County Storm Drainage Criteria Manual, hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies, all as applicable given the context of the subject property and the application.*

The application materials include a preliminary Revegetation and Erosion Control Plan that includes arrows showing the direction of flow, but does not include a formal drainage study. Staff recommend a condition of approval requiring the submittal of a Drainage Study with the building permit application that clearly shows how the proposed development will impact site drainage and that the existing culvert at the site access point is appropriately sized.

Therefore, as conditioned, staff finds that this criterion is met.

SITE PLAN REVIEW SUMMARY:

Article 4-806 of the Code states that no Site Plan Review can be approved without compliance with the following standards. All site plan review applications shall be reviewed in accordance with the following standards which the Director has determined to be applicable based on the nature and extent of the proposed development. Staff has reviewed these standards as they apply to the proposed residence and finds the following:

- (1) *To provide a greater measure of certainty as to the applicable neighborhood relevant for comparison, the following definition of neighborhood shall be used to review proposed Site Plan Review applications:*
- c. *For applications outside of platted subdivisions with seven or more developed lots or the townsites of Allenspark, Eldora, Eldorado Springs, Raymond and Riverside, the defined neighborhood is the area within 1,500 feet from the applicable parcel. The neighborhood shall not include any parcels inside municipal boundaries, platted subdivisions with seven or more developed lots or the townsites of Allenspark, Eldora, Eldorado Springs, Raymond and Riverside.*

The applicable neighborhood for the subject parcel is the area within 1,500 feet of the subject parcel.

- (2) *The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood.*
- a. *In determining size compatibility of residential structures within the defined neighborhood, it is presumed that structures of a size within the larger of a total residential floor area of either (1) 125% of the median residential floor area for that defined neighborhood or (2) of a total residential floor area of 1,500 square feet in the mapped townsites of Allenspark, Eldora, Eldorado Springs, Raymond, and Riverside, or 2,500 square feet for all other areas of the County, are compatible with that neighborhood, subject also to a determination that the resulting size complies with the other Site Plan Review standards in this section 4-806.A.*

A. SIZE PRESUMPTION

The presumed compatible size of residential structures within the defined neighborhood (see Standard 1 above for the applicable neighborhood) is 3,604 square feet.

Median (total residential floor area) in the defined neighborhood*	2,883 square feet
125% of the median residential floor area in the defined neighborhood	3,604 square feet
Total existing residential floor area on the subject parcel*	0 square feet
Total proposed residential floor area	2,368 square feet

**Source: Boulder County Assessor's records, as verified by CPP staff for the subject parcel.*

B. APPROVED SIZE

RESIDENTIAL FLOOR AREA*	
Total existing residential floor area on the subject parcel to remain	0 square feet
Approved NEW residential floor area	Approximately 2,368 square feet
TOTAL approved resulting residential floor area	Approximately 2,368 square feet

**Residential Floor Area includes all attached and detached floor area on a parcel including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices, and workshops, excluding covered deck. Floor area does not include the area of any covered porch. Gazebos, carports, detached greenhouses and hoopouses up to a total combined size of 400 square feet are also exempt.*

The application materials indicate that the proposed residence will consist of a 1,549-square-foot first floor and an 819-square-foot second floor. Staff find that the proposed total of 2,368 square feet of residential floor area (all above-grade and visible) will be compatible with the character of development within the defined neighborhood because it is below the presumptive size maximum and does not conflict with any of the other Site Plan Review standards.

Staff recommend a condition of approval limiting the size of the residence to the approximate floor area proposed in the application materials.

Therefore, as conditioned, staff finds no conflict with this standard.

(3) *The location of existing or proposed buildings, structures, equipment, grading, or uses shall not impose an undue burden on public services and infrastructure.*

The proposed residence will be accessed via an easement across the adjacent USFS parcel and then the proposed access drive as described in the discussion of Limited Impact Special Use Review criteria seven above. Legal access to the subject property is demonstrated via adjacency to the Old Townsite Road ROW.

Staff do not foresee any undue burdens imposed on public services or infrastructure by this application and therefore, as conditioned, find no conflicts with this standard.

- (4) ***The proposed development shall avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors. Natural hazards may be identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Site Plan Review process using the best available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies. Development within or affecting such natural hazards may be approved, subject to acceptable measures that will satisfactorily mitigate all significant hazard risk posed by the proposed development to the subject property and surrounding area, only if there is no way to avoid one or more hazards, no other sites on the subject property can be reasonably developed, or if reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.***

The Plan does not identify any geologic hazards in the area where the residence is proposed to be constructed, but the proposed location is located on a moderate slope that overlooks Old Townsite Road. With the above-described condition requiring catch fencing and erosion control downslope of all disturbance areas, staff find that concerns related to natural hazards on site will be mitigated.

Therefore, as conditioned, staff finds no conflicts with this standard.

- (5) ***The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the Urban-Wildland Interface Code; National Fire Protection Association (NFPA); International Fire Code; and the International Building Code.***

The proposed project is in Wildfire Zone 1 of unincorporated Boulder County. Therefore, wildfire mitigation is required. The Boulder County wildfire mitigation requirements are composed of site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

There are two paths for completing Boulder County's Defensible Space requirements: 1) Wildfire Partners Certificate or 2) Regulatory Wildfire Mitigation. Contact a Boulder County Wildfire Mitigation Specialist at 303-441-3926 to discuss these paths and associated steps.

Staff recommend a condition of approval requiring that wildfire mitigation take place as outlined in the conditions listed below.

- (6) ***The proposed development shall not alter historic drainage patterns and/or flow rates or shall include acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including without limitation the Boulder County Storm Drainage Criteria Manual, hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic***

data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies, all as applicable given the context of the subject property and the application.

The drainage impacts associated with the proposed driveway and structures are discussed under the Limited Impact Special Review (LU) review criteria 13 above.

Therefore, as conditioned, staff finds no conflicts with this standard.

- (7) *The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the Site Plan Review process. Development within or affecting such areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.*

As discussed under LU review criteria three above, the Comprehensive Plan identifies several resources of concern on the subject parcel, but the BCPOS referral response expressed limited concerns regarding the proposed development's impact on those resources. Staff do not anticipate that the proposed residence will result in negative impacts to these identified resources because of the highly localized nature of the development.

Therefore, staff finds no conflicts with this standard.

- (8) *The development shall avoid agricultural lands of local, state or national significance as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such lands may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.*

No agricultural lands of significance are identified on the subject parcel, and therefore staff finds no conflict with this standard.

- (9) *The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the site plan review process. Development within or affecting such resources may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.*

There are no historic or archaeological resources identified on the parcel, and the Boulder County Historic Preservation Team did not return a referral response.

Therefore, staff finds no conflicts with this standard.

- (10) *The development shall not have a significant negative visual impact on the natural features or neighborhood character of surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting views from public lands and rights-of-way, although impacts on views of or from private properties shall also be considered. Development within or*

affecting features or areas of visual significance may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.

b. For development anywhere in the unincorporated areas of the county, mitigation of visual impact may include changing structure location, reducing or relocating windows and glazing to minimize visibility, reducing structure height, changing structure orientation, requiring exterior color and materials that blend into the natural environment, and/or lighting requirements to reduce visibility at night.

Location	Approved as shown on the submitted site plan dated October 3, 2022
Height	Approved at a maximum of 30 feet above existing grade
Exterior Materials	Stone and cedar walls and standing-seam metal roof
Exterior Colors	Gray walls and gray roof

The application materials indicate that both the proposed residence and barn will be constructed at a maximum height of 29' ½" above existing grade. In the Forestry zoning district where the subject parcel is located, the height limit for residential structures is 30 feet above existing grade. Staff have limited concern related to the visual impacts of the structure due to the steep slopes that characterize the parcel. The residence will be located at a high enough elevation with a steep intervening drop such that it will not be visible from Old Townsite Road. It is unlikely to be visible from Sugarloaf Road due to intervening topography and mature vegetation. Although it will likely be visible from Sugarloaf Mountain, it will be backdropped against slope and the proposed exterior colors and materials will blend into the background using

Because the proposed height for the residence is within two feet of the maximum allowed 30 feet above existing grade, staff recommend a condition of approval requiring the completion of a height survey for the residence as described in the recommended conditions following the standards review.

A. TREE PRESERVATION

The preservation of existing trees and ground vegetation will provide visual screening from nearby areas, reduce soil erosion, and deter weed infestation. Only those trees necessary to clear the building site, provide access, install the individual sewage disposal system, and provide for defensible space/forest management may be removed. Staff recommends a condition of approval requiring the submittal of a Tree Preservation Plan for staff approval prior to the issuance of any building or grading permits.

B. EXTERIOR COLORS AND MATERIALS

The application materials indicate that both the proposed residence will utilize gray stone and cedar siding as well as gray metal roofing. However, no specific colors were submitted for the exterior of any structure. Staff recommend a condition of approval requiring that the applicants include proposed color and material samples for all exterior materials as part of the building permit application.

C. EXTERIOR LIGHTING

The locations and types of exterior lighting fixtures indicated in the application materials are minimal and will limit visual impacts to the surrounding landscape. Staff recommends that the exterior lighting indicated in the application materials be approved as proposed, and that

CPP staff verify that exterior lighting has been added to the structure according to the approved plan prior to the issuance of a Certificate of Occupancy.

As conditioned, staff finds no conflict with this standard.

- (11) *The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, over-sized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use.*

A. LOCATION

The proposed location for the residence moderately sloped, although significant earthwork is still required to provide vehicular access. Staff finds this location suitable for residential and development because of the relatively mild topography and close proximity to the Old Townsite Road ROW, and therefore recommend approval of the location of the residence as shown on the site plan dated October 3, 2022.

B. EARTHWORK AND GRADING

The proposed non-foundational earthwork exceeds that which is allowed under the Site Plan Review Standards, and is therefore addressed under the Limited Impact Special Use Review Criteria above. The following foundational earthwork and grading requirements associated with the proposed residence are recommended for approval:

Foundational Earthwork (exempt from 500 cubic yards threshold)	665 cubic yards cut, 82 cubic yards fill
--------------------------------------------------------------------------	------------------------------------------

C. GRADING NARRATIVE

The earthwork calculations submitted by the applicants indicate that construction of the residence will require 665 cubic yards of foundation cut and 82 cubic yards of backfill. Because the foundational and non-foundational cut and fill will be balanced on site, a narrative description indicating where any excess cut will be transported was not provided and is not required. However, staff note that transporting fill in excess of 50 cubic yards to a separate parcel within Boulder County may require additional county review including Site Plan Review or Limited Impact Special Use Review if excess cut is created during site development.

Any fill placed around the new residence shall be placed in a manner which promotes positive drainage away from the residence and does not impact surrounding properties or the county ROW.

D. UTILITIES

To minimize disturbances to the site, staff recommends a condition requiring all utility service lines be routed underground (see [Article 7-1200](#) of the Land Use Code) and located in areas already disturbed or proposed to be disturbed (e.g., along driveway).

As conditioned, staff finds no conflict with this standard.

- (12) *Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area*

With the above-described requirement for submittal of a Revegetation and Erosion Control plan, staff find that the proposed development will not result in adverse impacts to the surrounding area from runoff, erosion, or sedimentation.

Therefore, as conditioned, staff finds no conflict with this standard.

- (13) *The development shall avoid Natural Landmarks and Natural Areas as designated in the Goals, Policies & Maps Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County. The protection of Natural Landmarks and Natural Areas shall also be extended to their associated buffer zones. Development within or affecting such Landmarks or Areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.*

The Plan does not identify any Natural Landmarks or Natural Areas on the subject property.

Therefore, staff finds no conflicts with this standard.

- (14) *Where an existing principal structure is proposed to be replaced by a new principal structure, construction or subsequent enlargement of the new structure shall not cause significantly greater impact (with regard to the standards set forth in this Section 4-806) than the original structure.*

There is no existing principal structure on the subject parcel.

Therefore, staff finds that this standard is not applicable.

- (15) *The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code.*

As conditioned, staff finds no conflict with this standard.

RECOMMENDATION:

Staff has determined that, as conditioned, the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Limited Impact Special Review and for Site Plan Review. Therefore, staff recommend that the Board of County Commissioners **CONDITIONALLY APPROVE** Docket LU-22-0023/SPR-22-0104: Spezialy Residence and Driveway Earthwork, subject to the following conditions:

1. The development is subject to the requirements of the Boulder County Building Safety and Inspection Services Team and adopted County Building Codes, as outlined in the referral comments, including, but not limited to required sprinklering, ignition resistant materials and defensible space, and the BuildSmart energy efficiency and sustainability requirements.
2. The improved driveway must comply with the Boulder County MMTS for residential development, including without limitation:
 - a. Table 5.5.1 – Parcel Access Design Standards (1-Lane Mountain Access)
 - b. Standard Drawing 11 – 12 Private Access
 - c. Standard Drawing 14 – Access with Roadside Ditch
 - d. Standard Drawing 15 – Access Profiles Detail
 - e. Standard Drawing 16 – Access Grade & Clearance

- f. Standard Drawing 18 – Access Turnaround
- g. Standard Drawing 19 – Typical Turnaround & Pullout Locations

The access drive travel surface must be between 12 and 18 feet in width, plus an additional 2' horizontal clearance on each side

The emergency access turnaround must be located a minimum of 50 feet from the front of the residence and no greater than 150 feet from the rear of the residence. a minimum 30-foot centerline radius is required for the emergency access turnaround

The access must be surfaced with 4" ABC (Class 6) or other suitable material as approved by the County Engineer

At building or grading permit submittal, the plans must include a driveway design that meets the MMTS.

Prior to the issuance of a Certificate of Occupancy, the Community Planning & Permitting Department must verify that the driveway has been constructed according to the approved plan.

3. ***At building or grading permit submittal***, the applicants must provide an easement indicating the legal ability for the access drive to cross and be developed within the adjacent Forest Service parcel.
4. At building or grading permit submittal, a letter verifying solar access for the access drive, stamped by a Colorado-licensed engineer, must be provided.
5. ***At building or grading permit submittal***, a Revegetation and Erosion Control Plan must be submitted for approval. This plan should include native grass species to be used, an explanation of how topsoils will be stockpiled, mapped delineation of all disturbance areas (this includes construction staging areas, driveway, utility lines, and septic system), locations of all erosion control measures, and matting requirements, if necessary.

Silt fencing or other appropriate erosion control shall be installed downslope of all catch fencing, which must be installed downslope of all areas of disturbance. Any straw used for mulching, or straw bales used for erosion control, must be certified weed-free.

The plan must also include native trees and shrubs to be planted in the disturbed areas downslope of the proposed access drive, and details regarding revegetation of the existing trail that will prevent erosion but still allow FPD access.

- a. ***Prior to any grading or site disturbance***, the silt barrier location and materials must be installed as required per the approved plans.

Prior to issuance of a Certificate of Occupancy, the full installation of the approved Revegetation and Erosion Control plan must be inspected and approved by the Community Planning & Permitting Department. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not adequately established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account will be required to assure the success of revegetation. You should consider the following well in advance of your revegetation inspection:

- a. Whether you are applying for a Certificate of Occupancy, final inspection, or the return of funds held in escrow for completion of revegetation, some level of germination and growth of grass seed is required.
- b. Keep in mind that the steeper the slopes and dryer the soil, the greater the attention needed to establish a level of germination adequate to obtain revegetation approval.
- c. Areas of disturbance found at inspection not included on the revegetation plan are still subject to reseeded and matting.

Incomplete revegetation is the leading cause for delays in obtaining a Certificate of Occupancy.

6. ***At building or grading permit submittal***, a Drainage Study is required. The study must clearly show how the development impacts existing and proposed drainage on site, , and that the existing culvert at the access point is sized appropriately to accommodate runoff from the watershed above.

Final grade cuts and fills shall not be steeper than a 1-½ to 1 slope. Grades steeper than a 1- ½ to 1 slope will need to be supported by a retaining wall. Retaining walls or series of walls greater than four feet in height, as measured from the bottom of the footer to the top of the wall, require building permits for construction. Steep sloped areas of stable exposed bedrock are acceptable in lieu of constructing a retaining wall. At permitting, the height of the retaining wall must be provided and, if greater than four feet in height, wall details must be designed and stamped by a qualified Colorado-licensed professional engineer. Calculations shall be submitted for all retaining walls over 6 feet in height.

The revised grading and drainage plan must be signed and sealed by a qualified Colorado-licensed Professional Engineer, Landscape Architect, or Architect.

Prior to the issuance of a Certificate of Occupancy, the Community Planning & Permitting Department must verify that the drainage and permanent erosion control improvements have been installed according to the approved plan.

7. ***Prior to issuance of building or grading permits***, submit to the Community Planning & Permitting Department, for review and approval, a Tree Preservation Plan that indicates which trees will be preserved. The Tree Preservation Plan shall be included as part of the building plan set required at the time of permit application.

Prior to issuance of a Certificate of Occupancy, the full installation of the approved Tree Preservation Plan must be inspected and approved by the Community Planning & Permitting Department.

8. The approved size for the residential development is approximately 2,368 square feet of residential floor area.
9. The submitted elevations dated October 3, 2022 are approved as proposed.
10. The locations shown on the site plan dated 10/03/2022 are approved as proposed.
11. The approved height for the residence is a maximum 30 feet above existing grade.

12. To verify that the residence does not exceed the approved height, a height survey is required. Please note that the height verification is a two-part process that requires a licensed surveyor to establish existing grade (the grade before any site work) prior to construction, in addition to a follow-up survey once all roof framing is in place. The two-part form must sufficiently establish existing grade in accordance with standard surveying practice.

Prior to issuance of building permit, the first part of the Height Survey Verification form must be completed and submitted to the Community Planning & Permitting Department.

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.

13. ***Prior to issuance of building and grading permits,*** submit to the Community Planning and Permitting Department for review and approval a plan depicting the routing of all utility services. The utility routing plan shall be included as part of the building plan set required at the time of permit application. To minimize disturbances to the site, all utility service lines shall be routed underground (see Article 7-1200 of the Land Use Code) and should be located in areas already disturbed or proposed to be disturbed (e.g., along driveway).
 - a. ***At the time of building inspections,*** full installation of the utilities per the approved plan must be inspected and confirmed by the Community Planning and Permitting Department.
14. ***During construction,*** all materials, machinery, dumpsters, and other items shall be staged on the subject property; no items shall be stored or staged on Old Townsite Road.
15. ***During construction (i.e. during the day while work is being performed),*** all vehicles shall be parked on site or to one side of Old Townsite Road so as to not impede the travel way.
16. ***Prior to issuance of building permits,*** an Onsite Wastewater Treatment System (OWTS) permit must be applied for and issued by Boulder County Public Health.
17. Exterior lighting is approved as proposed in the submitted elevations and color chips & samples plans dated 10/03/2022.

NOTE: [Down lighting](#) is required, meaning that all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. All exterior light fixtures must be in conformance with [Article 7-1600](#) and [Article 18-162A](#) of the Boulder County Land Use Code.

Prior to issuance of a Certificate of Occupancy, the full installation of the approved lighting plan must be inspected and approved by the Community Planning & Permitting Department.

18. ***At building permit submittal,*** include samples of all proposed exterior colors and materials for each proposed structure as well as all retaining walls for staff approval.

Colors shall be selected to minimize visual impacts of the development and help the development blend in with the natural environment and the neighborhood character of the surrounding area. These colors should be carefully selected from the dark to medium brown, gray, or green color range to ensure that they are compatible with the policies and goals

established by the Comprehensive Plan and provisions of the Land Use Code and will not result in an adverse impact on surrounding properties.

Prior to the issuance of a Certificate of Occupancy, the full installation of the approved colors and materials must be inspected and verified by the Community Planning & Permitting Department.

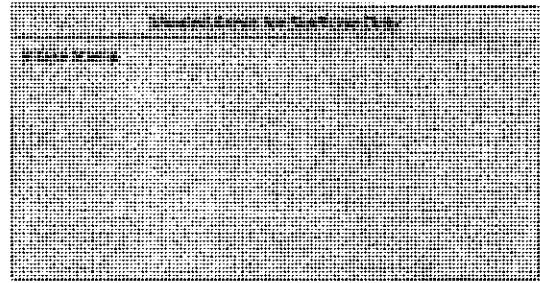
Prior to issuance of a Certificate of Occupancy, the Community Planning and Permitting Department must inspect and verify that the approved exterior colors and materials are used on the new structure.

19. The Applicants shall be subject to the terms, conditions, and commitments of record and in the file for Docket LU-22-0023/SPR-22-0104: Spezialy Residence and Driveway Earthwork.



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930
Email: planner@bouldercounty.org
Web: 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.



Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name	
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent	<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning	<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 0 Old Townsite Rd. Parcel Number 145935000025			
Subdivision Name Mining Claims			
Lot(s)	Block(s)	Section(s) 35	Township(s) 1N
Area in Acres 8.93	Existing Zoning	Existing Use of Property Vacant land	Range(s) 72
Proposed Water Supply Well	Proposed Sewage Disposal Method Sewer		

Applicants:

Applicant/Property Owner Marc and Shannon Spezialy		Email spezialy@gmail.com	
Mailing Address 2346 Hudson St		shannon.spezialy@gmail.com	
City Denver	State CO	Zip Code 80207	Phone 512-850-5339
Applicant/Property Owner/Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone
Agent/Consultant LIGHTWELL ARCHITECTURE, LLC		Email katherine@lightwellarchitecture.com	
Mailing Address 2244 LOMBARDY ST			
City LONGMONT	State CO	Zip Code 80305	Phone 303-763-0140

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 <i>Marc Spezialy</i>	Printed Name Marc Spezialy	Date 10-3-22
Signature of Property Owner <i>Shannon Spezialy</i>	Printed Name Shannon Spezialy	Date 10-3-22

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



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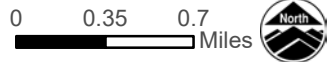
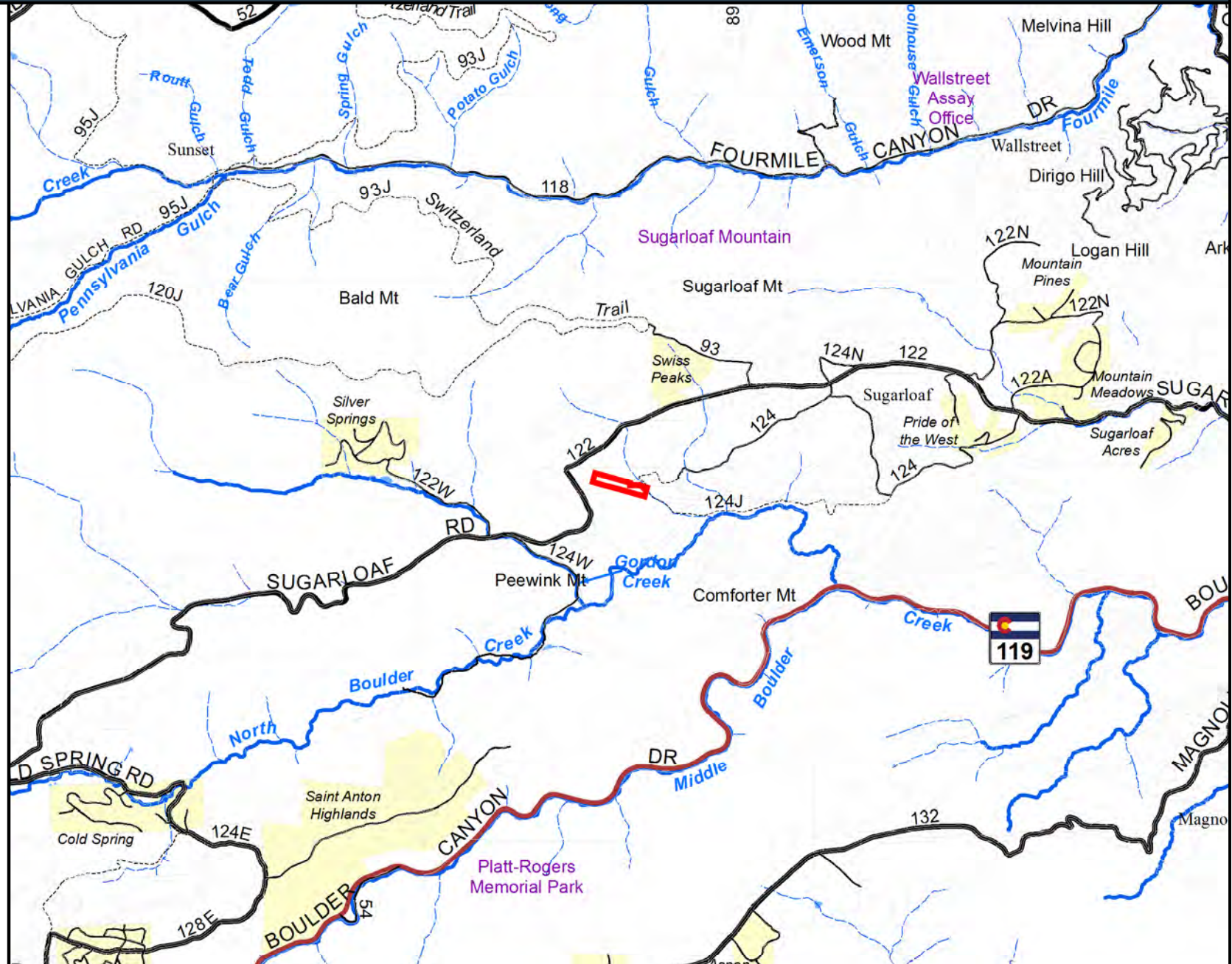
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0 OLD TOWNSITE RD, 14593500025

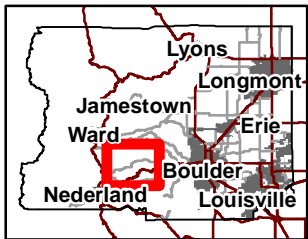
Subject Parcel

Subdivisions

Subdivisions



Area of Detail Date: 1/14/2022



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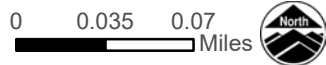
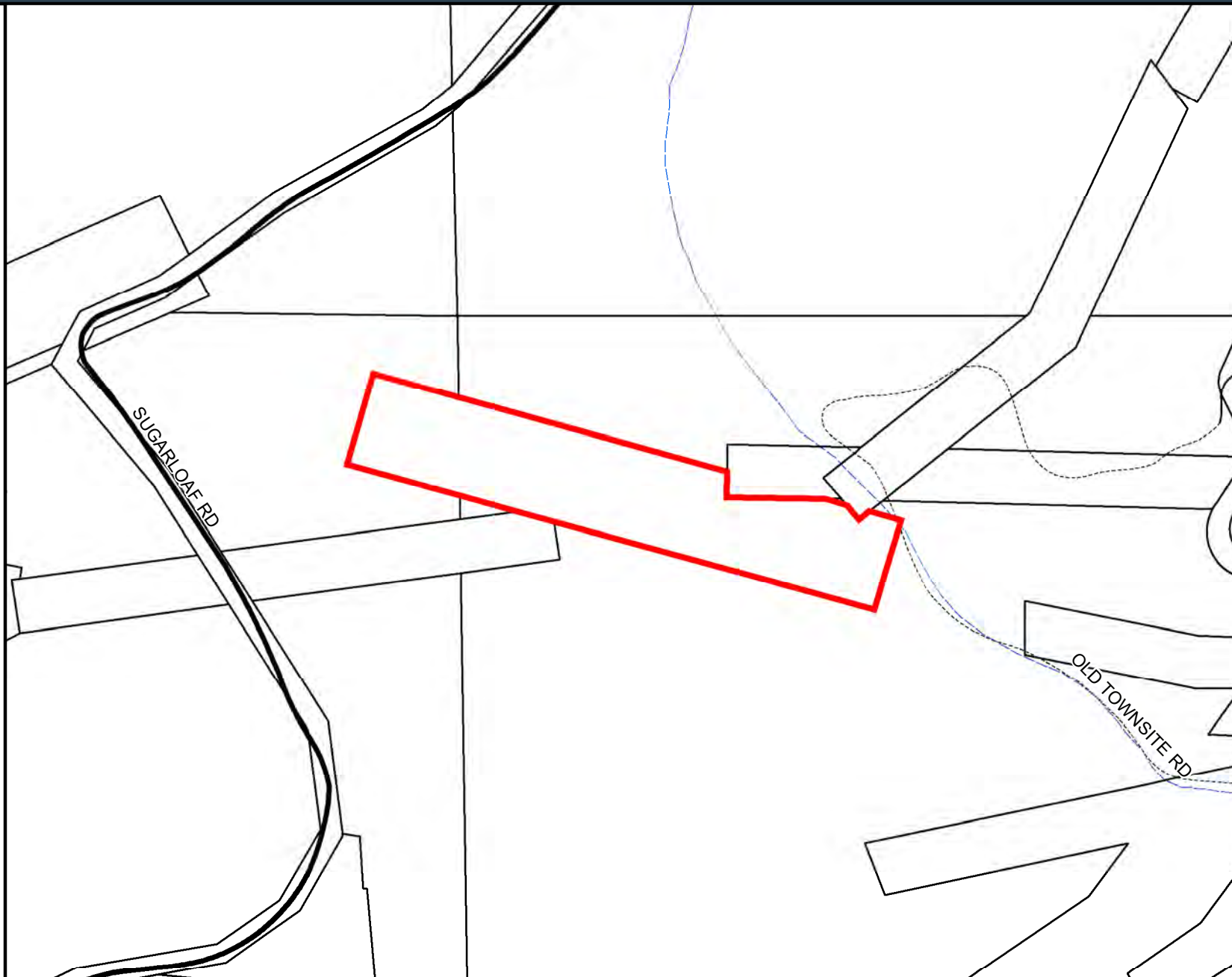
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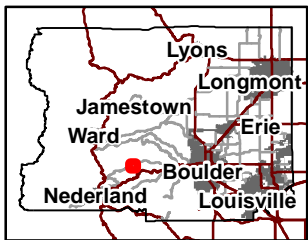
Location

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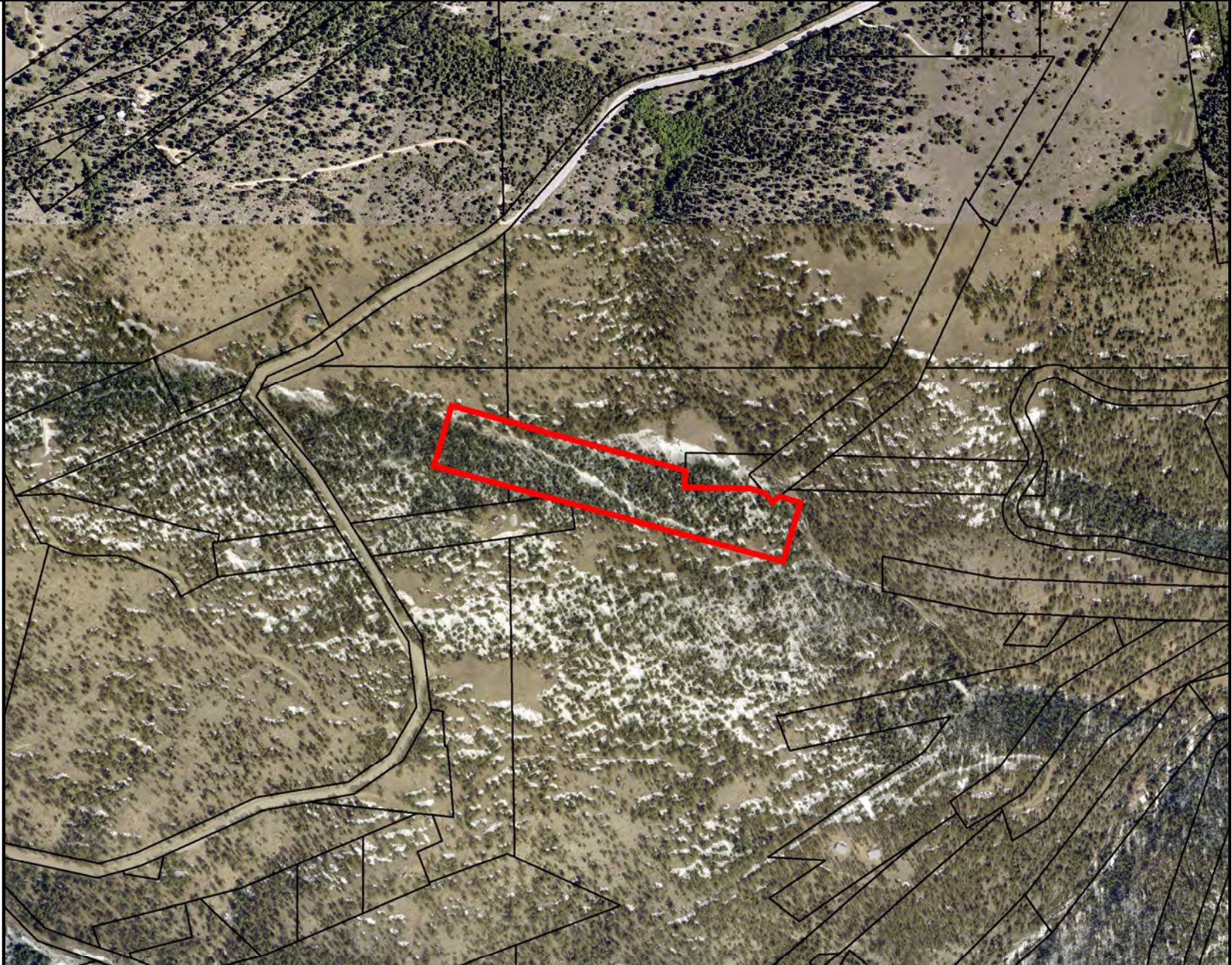
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Aerial

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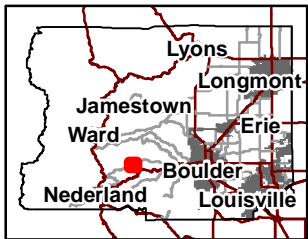
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Area of Detail Date: 1/14/2022



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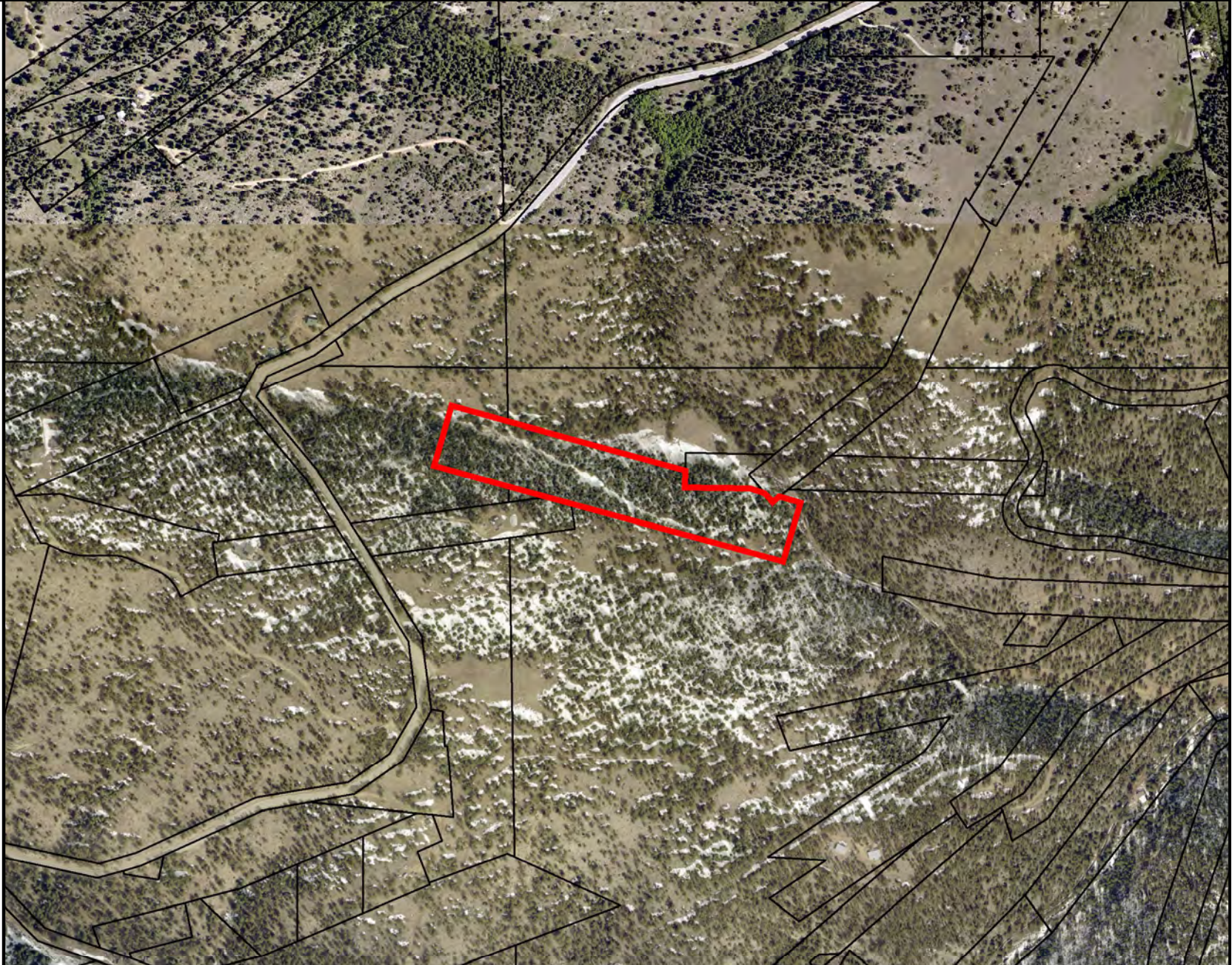
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Aerial

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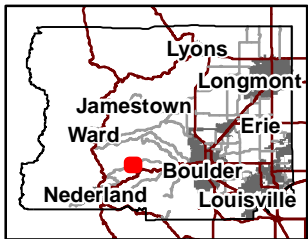
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Area of Detail Date: 1/14/2022



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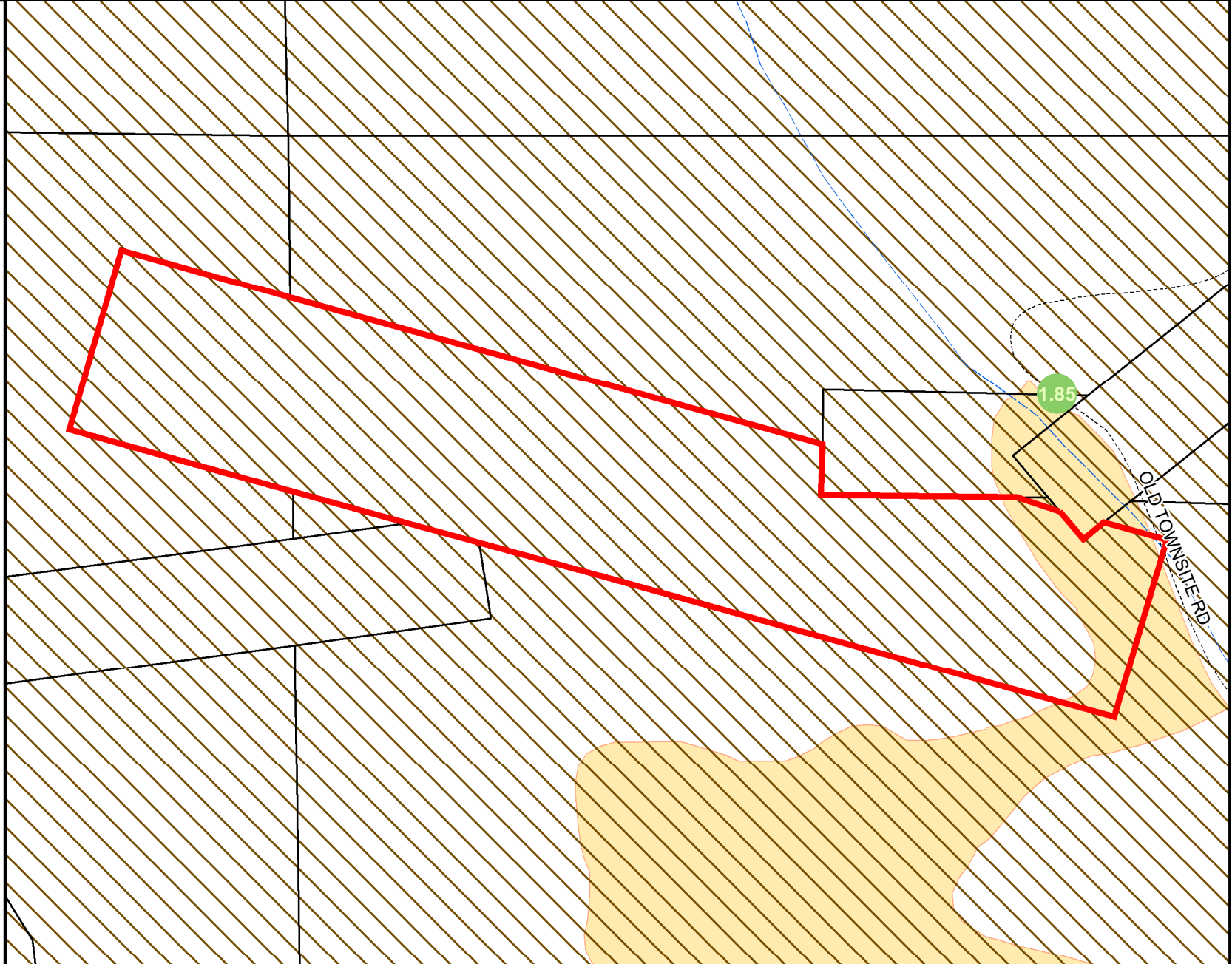
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Comprehensive Plan

0 OLD TOWNSITE RD, 14593500025

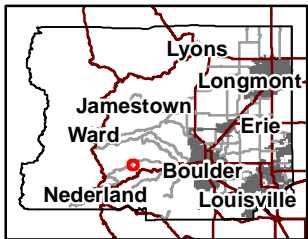
-  Subject Parcel
-  Wildlife Migration Corridors
-  Significant Natural Communities



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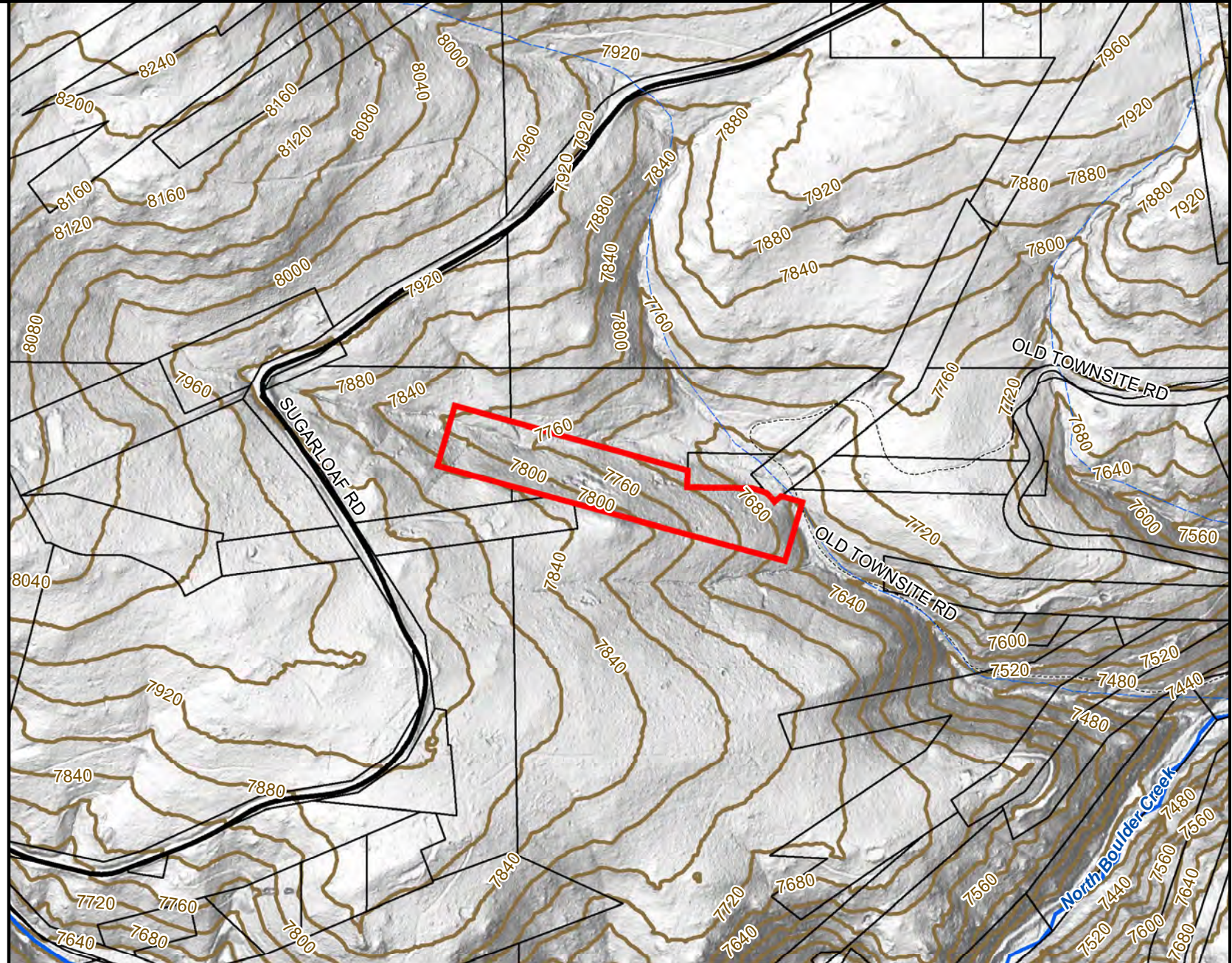
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Elevation Contours

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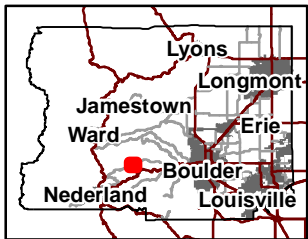
-  Subject Parcel
-  Contours 40'



0 0.05 0.1 Miles



Area of Detail Date: 1/14/2022



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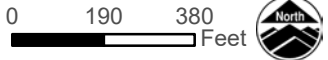
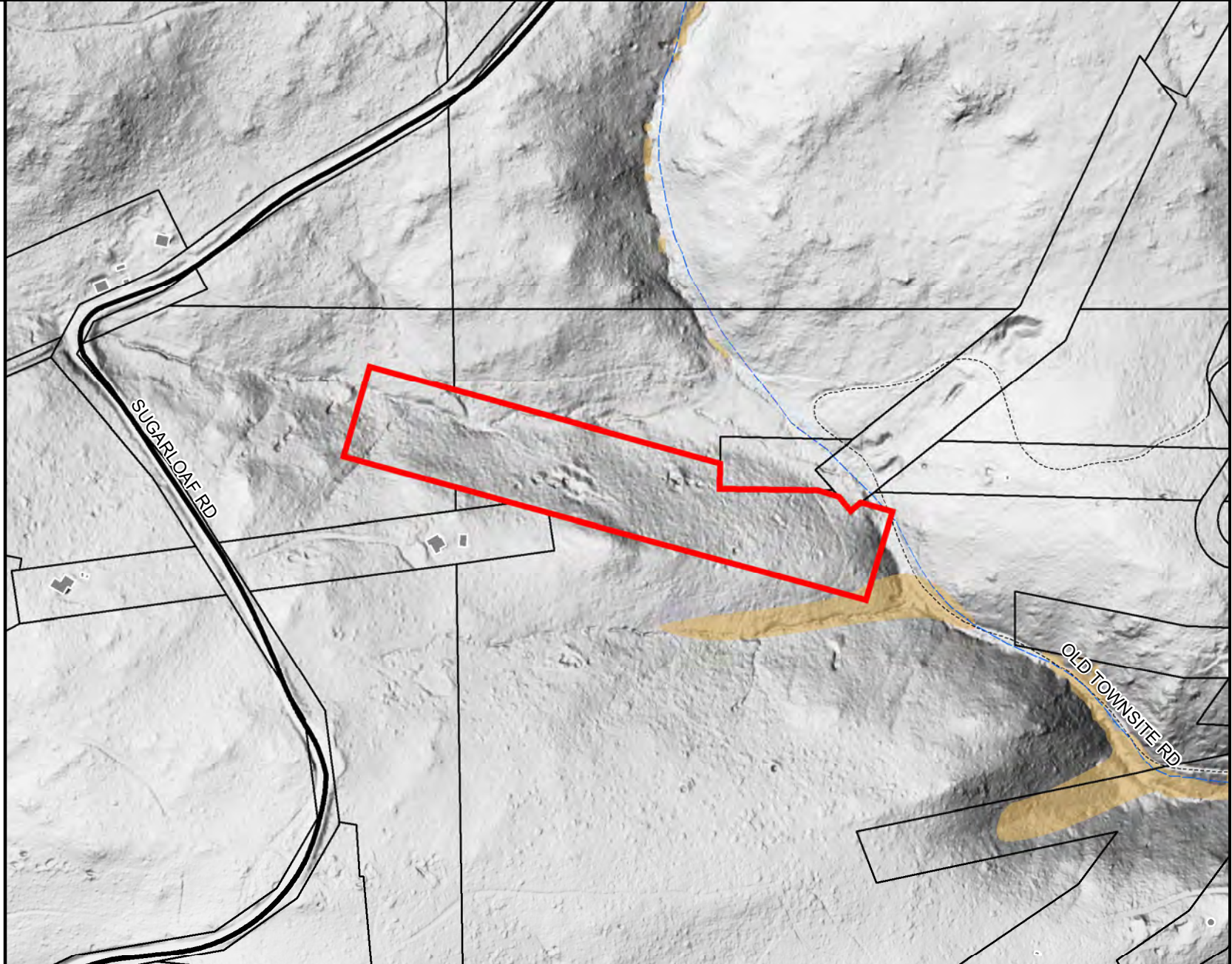
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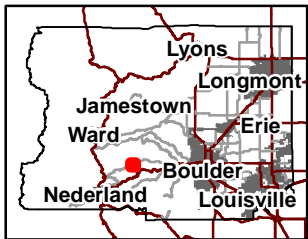
Geologic Hazards

0 OLD TOWNSITE RD, 14593500025

 Subject Parcel



Area of Detail Date: 1/14/2022



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Public Lands & CEs

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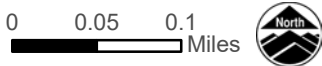
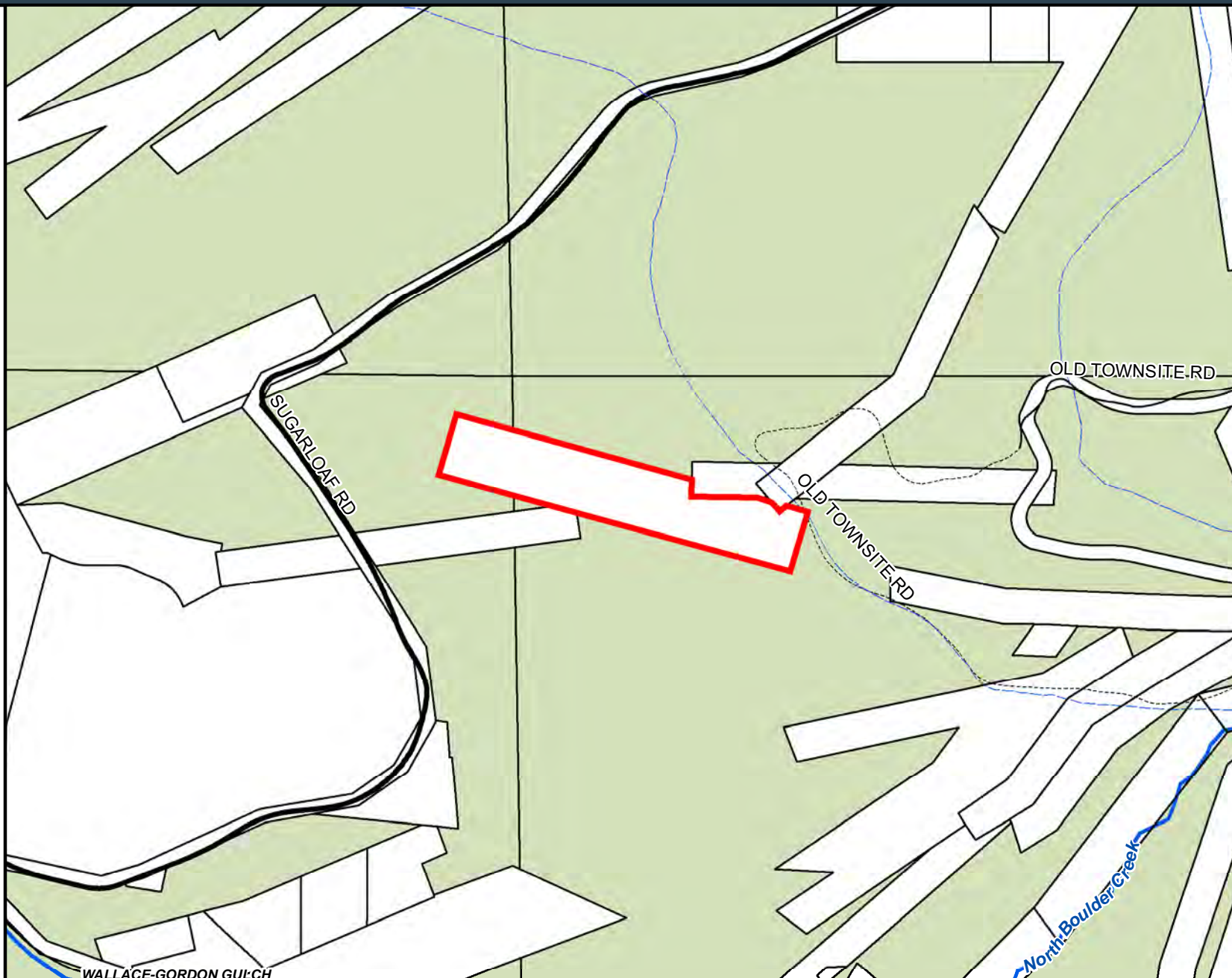
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Boulder County Open Space

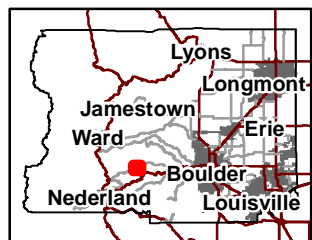
County Open Space

Federal Lands

USFS Land



Area of Detail Date: 1/14/2022



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

WALLACE-GORDON GULCH

North Boulder Creek



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

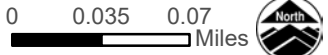
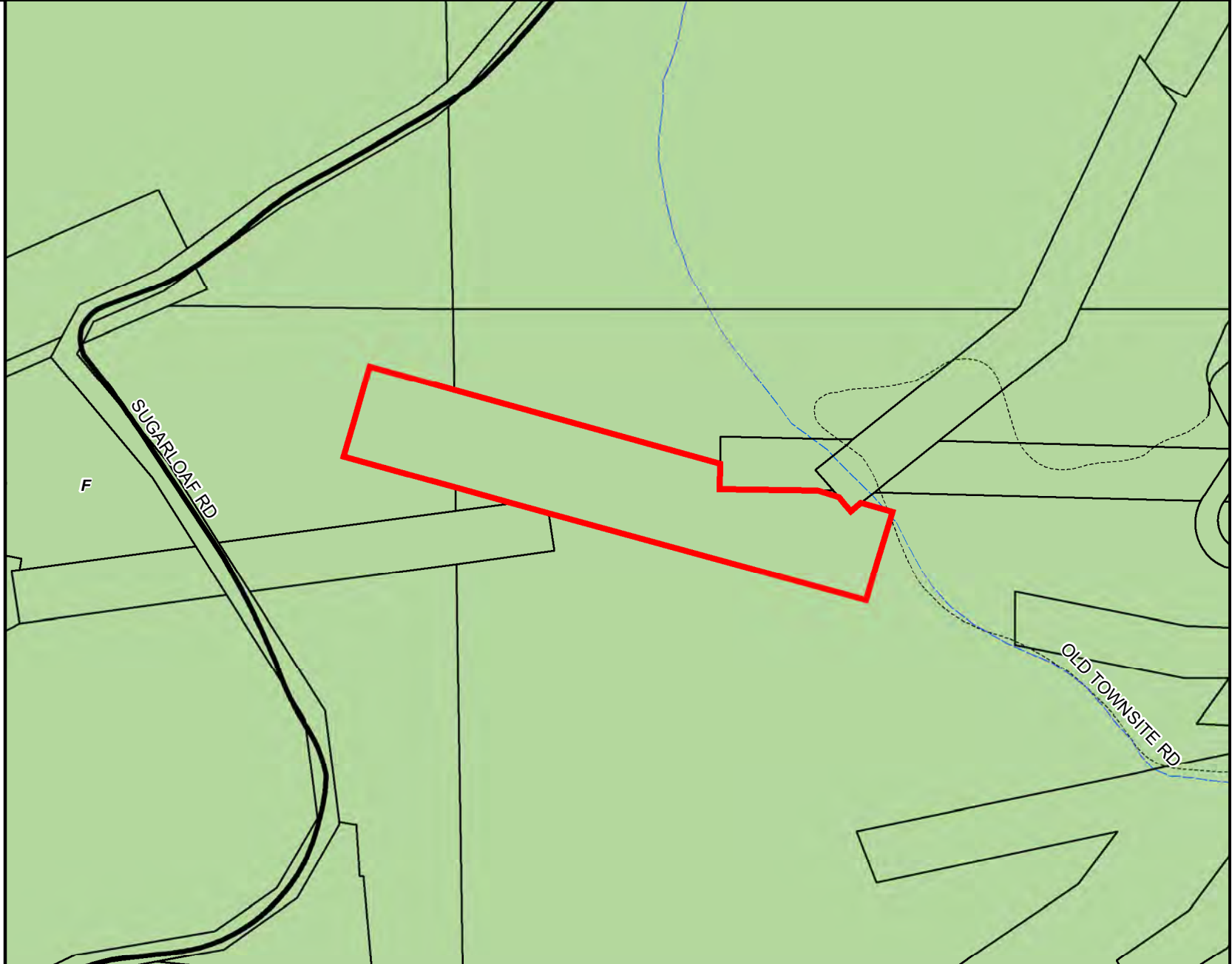
Zoning

0 OLD TOWNSITE RD, 145935000025

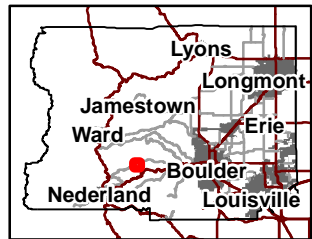
Subject Parcel

Zoning Districts

Forestry



Area of Detail Date: 1/14/2022



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Limited Impact Special Use Review **Fact Sheet**

Project Identification

Project Name:
Property Address/Location: 0 OLD TOWNSITE ROAD
Current Owner: SPEZIALY MARC & SHANNON
Size of Property in Acres: 8.93 ACRES

The applicant(s) is/are required to complete each section of this Limited Impact Special Use Review Fact Sheet even if the information is duplicated elsewhere in the application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this Limited Impact Special Use Review Fact Sheet if the project involves more than two structures.

Determining Floor Area

If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Limited Impact Special Use Review and shown on this Fact Sheet.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		RESIDENCE	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		N/A sq. ft.	Deconstruction: N/A sq. ft.
Are new floor areas being proposed where demolition will occur?			
<input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
<input checked="" type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	0 sq. ft.	0 sq. ft.	0 sq. ft.
First Floor:	1549 sq. ft.	0 sq. ft.	1549 sq. ft.
Second Floor:	819 sq. ft.	0 sq. ft.	819 sq. ft.
Garage: <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached	0 sq. ft.	0 sq. ft.	0 sq. ft.
Covered Deck:	0 sq. ft.	0 sq. ft.	0 sq. ft.
Total:	2,368 sq. ft.	0 sq. ft.	0 sq. ft.
			Height (above existing grade)
			29' - 0 1/2"
			Exterior Wall Material
			STONE, CEDAR SIDING
			Exterior Wall Color
			GREY
			Roofing Material
			STANDING SEAM ROOF
			Roofing Color
			GREY
			Total Bedrooms
			3

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.	Deconstruction: sq. ft.
Are new floor areas being proposed where demolition will occur?			
<input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
<input type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Height (above existing grade)
			Exterior Wall Material
			Exterior Wall Color
			Roofing Material
			Roofing Color
			Total Bedrooms

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Use Review (LISR) is required. A Limited Impact Special Use Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	1,209	1,488	2,697
Berm(s)	0	0	0
Other Grading slope tie-in	96	400	496
Subtotal	1,305	1,888	3,193 Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	665	82	747
Material cut from foundation excavation that will be removed from the property			0

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:	n/a


Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature <i>Katherine Willis</i>	Date 10/3/22
-----------------------------------	--------------

PREPARED BY:

The Sanitas Group
 901 FRONT ST, SUITE 350
 LOUISVILLE, CO 80027
 720.481.2710
 PROJECT CONTACT:
 CURTIS C. STEVENS, P.E.
 PREPARED FOR:

Mark Spezialy

LIMITED IMPACT / SPR DOCUMENTS FOR:
0 OLD TOWNSITE ROAD
SPEZIALY RESIDENCE
 UNINCORPORATED BOULDER COUNTY
 STATE OF COLORADO

ISSUE	DATE
SPR	10/3/2022

DESIGNED BY: CCS
 DRAWN BY: CCS
 CHECKED BY: TSG

DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: N/A

GRADING & DRAINAGE PLAN

PROJECT NO. B1424

C1.0

SHEET: 1 OF 4

LEGEND

- PROPERTY BOUNDARY.....
- ADJACENT PROPERTY BOUNDARY.....
- EX. LOT LINE.....
- EX. FENCE.....
- EX. MAJOR CONTOUR.....
- EX. MINOR CONTOUR.....
- EX. SPOT ELEVATION.....
- PROPOSED MAJOR CONTOUR.....
- PROPOSED MINOR CONTOUR.....
- DRAINAGE FLOW DIRECTION.....

EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS SHOWN IS BASED ON A TOPOGRAPHIC EXHIBIT PREPARED BY FLATIRONS, INC. PROJECT NO. 22-78.031 DATED 03/16/2022 AND PROVIDED TO THE SANTAS GROUP IN CAD FORMAT.
- PER THE FLATIRONS, INC. SURVEY MENTIONED ABOVE, EXISTING ELEVATIONS ARE BASED ON ONSITE BENCHMARK CONSISTING OF TOP OF FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "LS4261" LOCATED ON THE WEST SIDE OF OLD TOWNSITE ROAD WITH AN ASSUMED ELEVATION DATUM = 100.0 FEET.

GRADING NOTES:

- ALL SPOT ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGH THE SITE DURING THE PROCESS OF EXCAVATION, GRADING AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
- LANDSCAPE SLOPES SHALL NOT EXCEED 2:1 (H:V) UNLESS OTHERWISE SHOWN ON THESE PLANS OR APPROVED BY THE OWNER/ENGINEER.
- MATCH EXISTING GRADES AT LIMITS OF CONSTRUCTION.

DRAINAGE IMPACTS:

THE PROPOSED PROJECT WILL NOT ALTER OVERALL HISTORIC DRAINAGE PATTERNS OR ADVERSELY IMPACT ADJACENT PROPERTIES. RUNOFF AROUND THE PROPOSED RESIDENCE WILL FOLLOW HISTORIC PATTERNS.

SEE SHEET C4.0 FOR PRELIMINARY REVEGETATION & EROSION CONTROL INFORMATION

EARTHWORK VOLUME SUMMARY (UNADJUSTED VOLUMES):

ESTIMATED PROJECT AREA OF DISTURBANCE
 37,000 SQUARE FEET; (0.85 ACRES ±)

PERMIT SCOPE EARTHWORK
 OVERALL (INCLUDING FOUNDATION)
 CUT: 1,970 CY
 FILL: 1,970 CY
 NET: 0 CY - BALANCED SITE

FOUNDATION:
 CUT: 665 CY
 FILL: 82 CY

GENERAL - DRIVEWAY (NON-FOUNDATION):
 CUT: 1,209 CY
 FILL: 1,488 CY

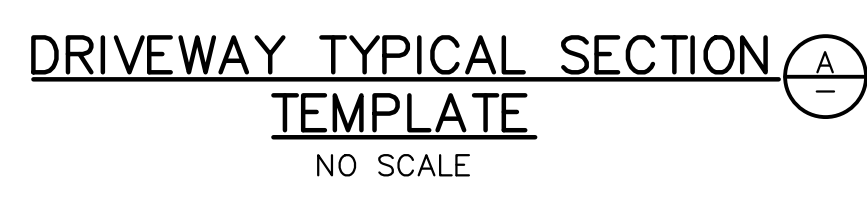
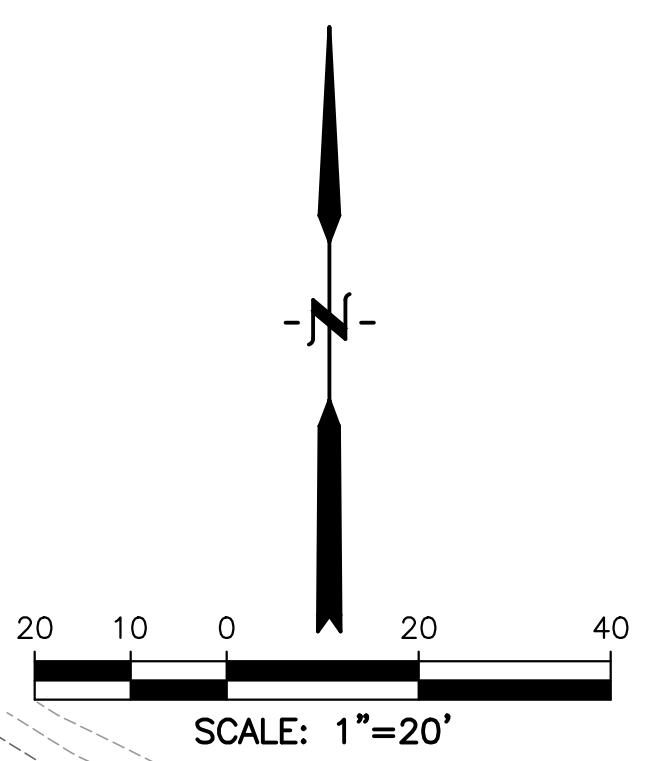
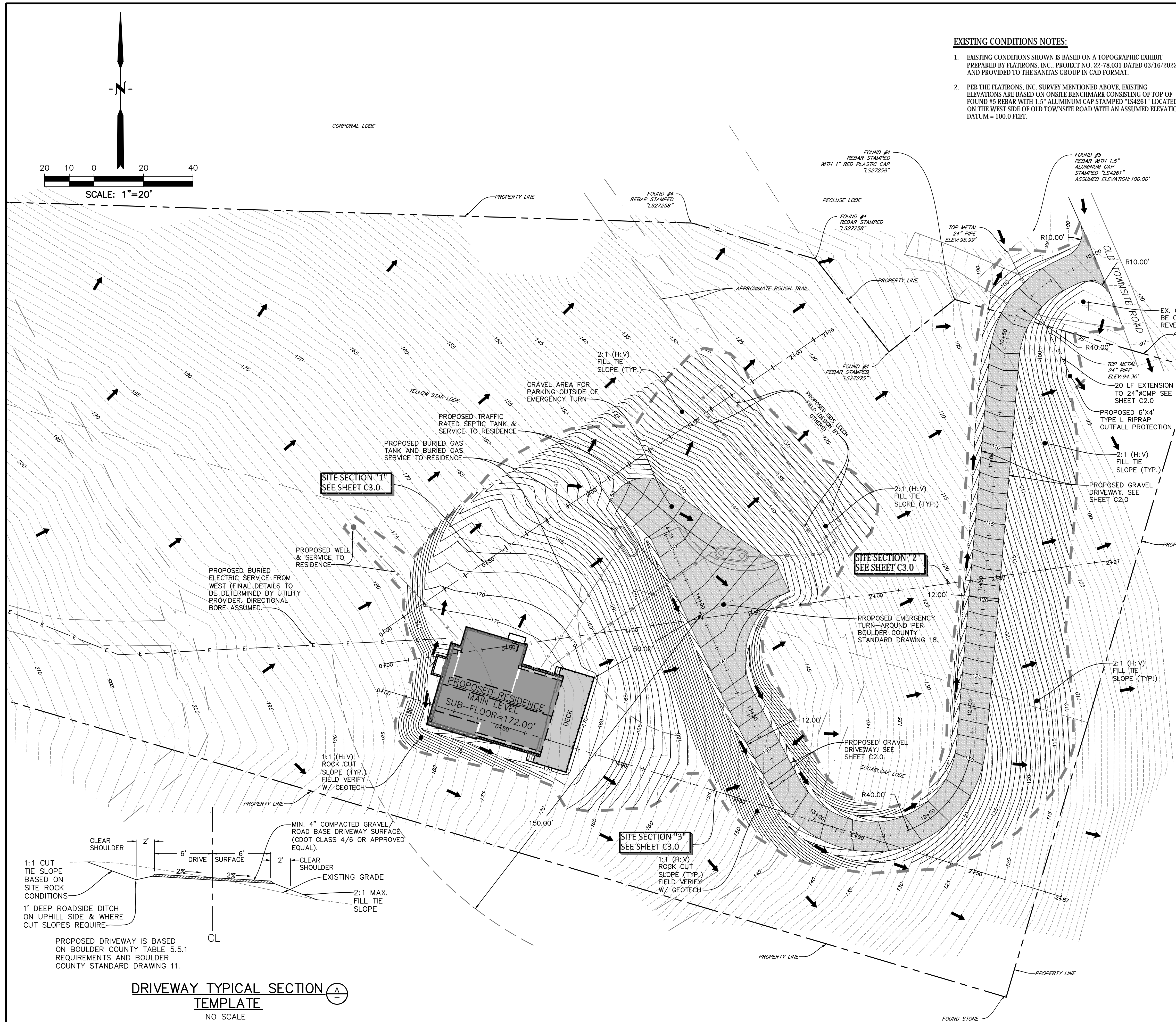
GENERAL - SLOPE TIE-IN (NON-FOUNDATION):
 CUT: 96 CY
 FILL: 400 CY

TOTAL "BOULDER COUNTY" NON-FOUNDATIONAL EARTHWORK:
 CUT: 1,305 CY
 FILL: 1,888 CY
 TOTAL: 3,193 CY

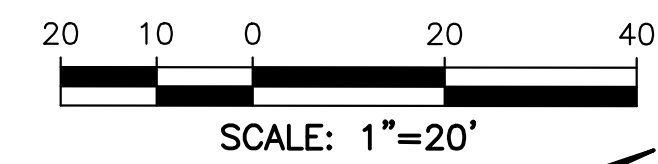
REVIEW ONLY
 NOT FOR CONSTRUCTION
 DATE: 10/3/2022



Know what's below.
 Call before you dig.



PROPOSED DRIVEWAY IS BASED ON BOULDER COUNTY TABLE 5.5.1 REQUIREMENTS AND BOULDER COUNTY STANDARD DRAWING 11.



PREPARED BY:



The Sanitas Group
901 FRONT ST, SUITE 350
LOUISVILLE, CO 80027
720.481.2710
PROJECT CONTACT:
CURTIS C. STEVENS, P.E.

PREPARED FOR:

Mark Spezialy

LIMITED IMPACT / SPR DOCUMENTS FOR:

0 OLD TOWNSITE ROAD
SPEZIALY RESIDENCE
UNINCORPORATED BOULDER COUNTY
STATE OF COLORADO

ISSUE DATE
SPR 10/3/2022

DESIGNED BY: CCS
DRAWN BY: CCS
CHECKED BY: TSG

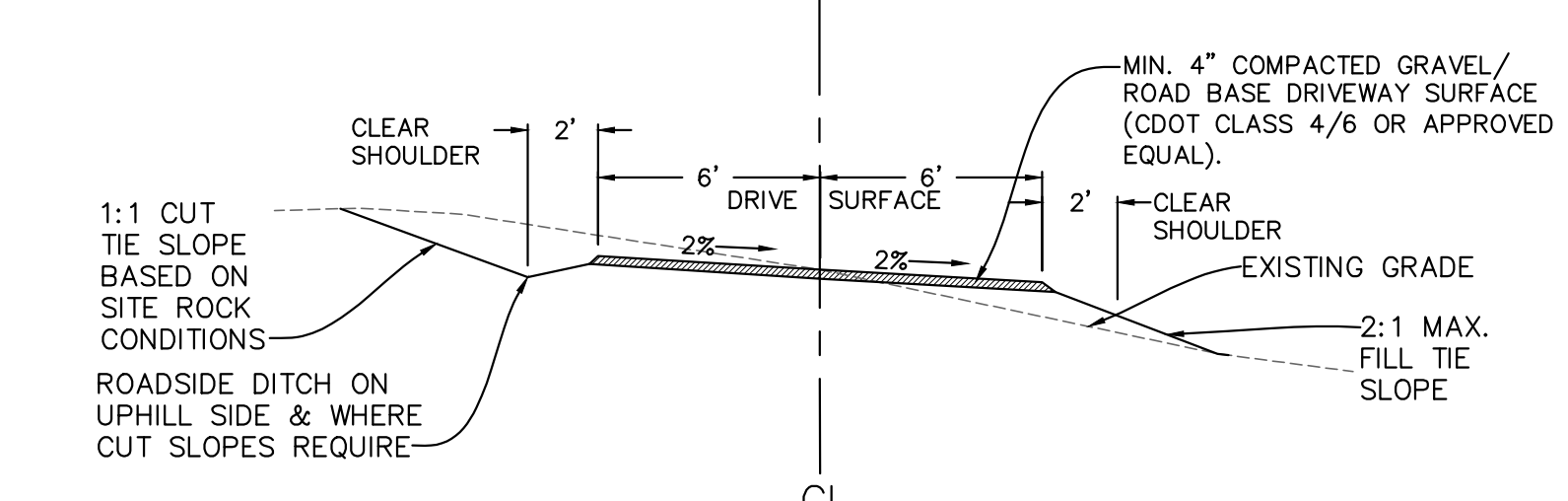
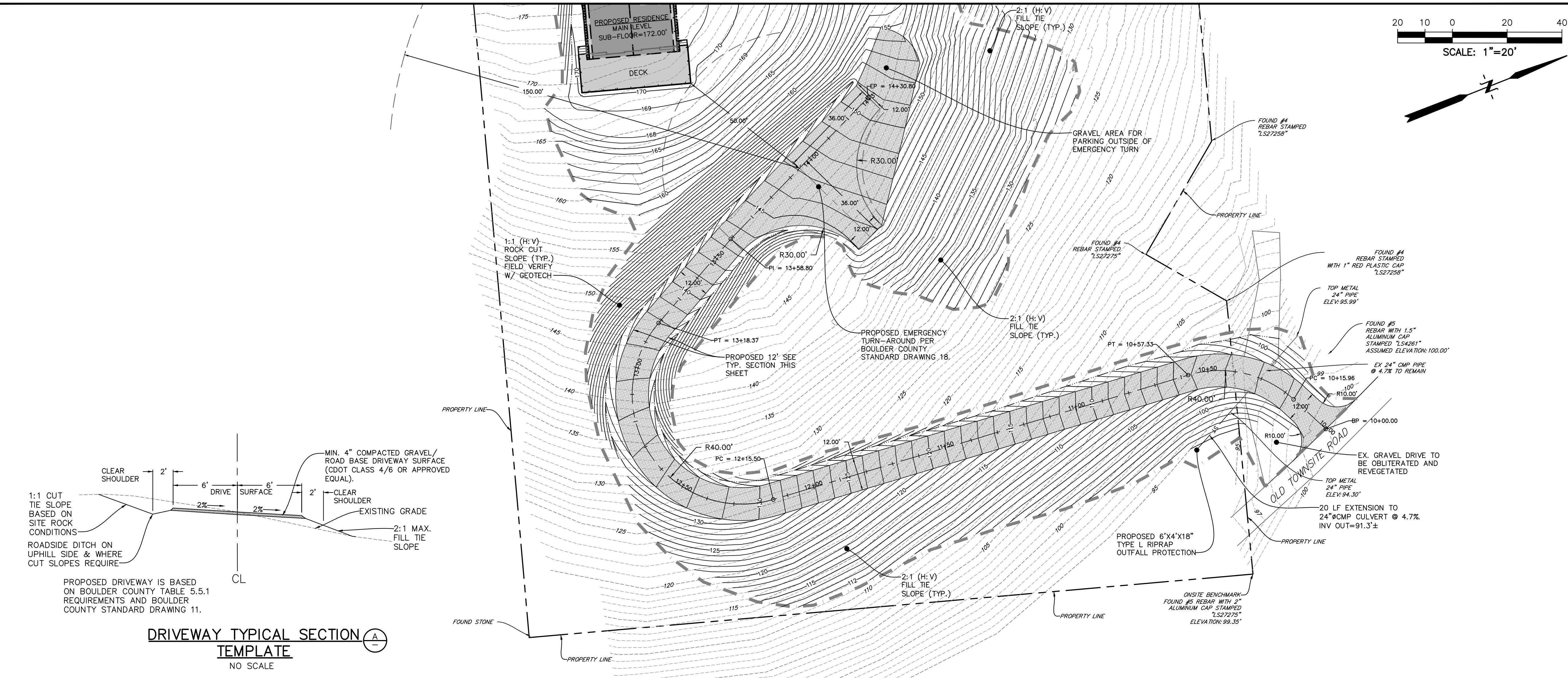
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 10'

DRIVEWAY
PLAN &
PROFILE

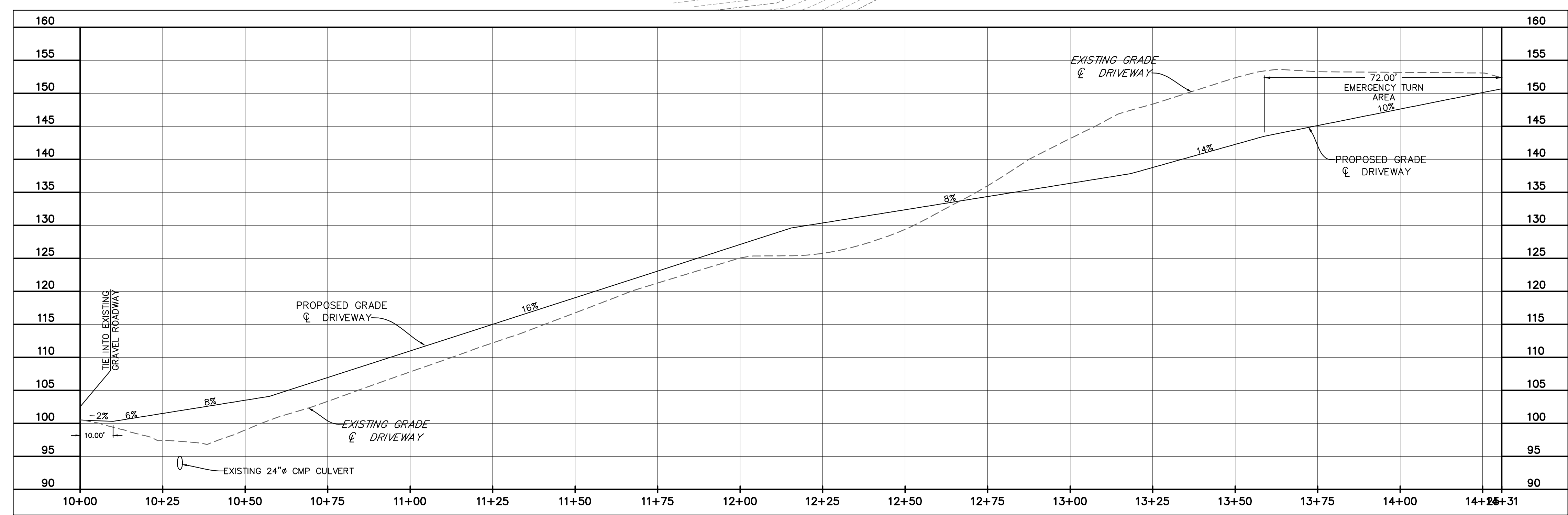
PROJECT NO. B1424

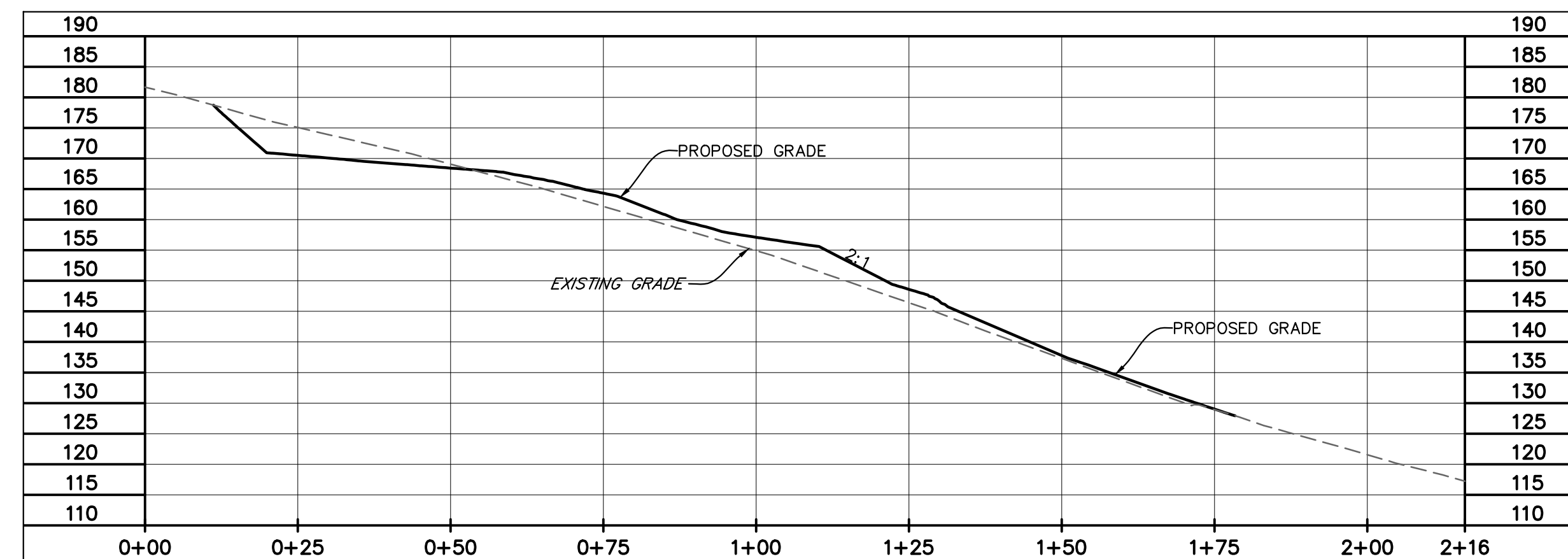
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SHEET: 2 OF 4

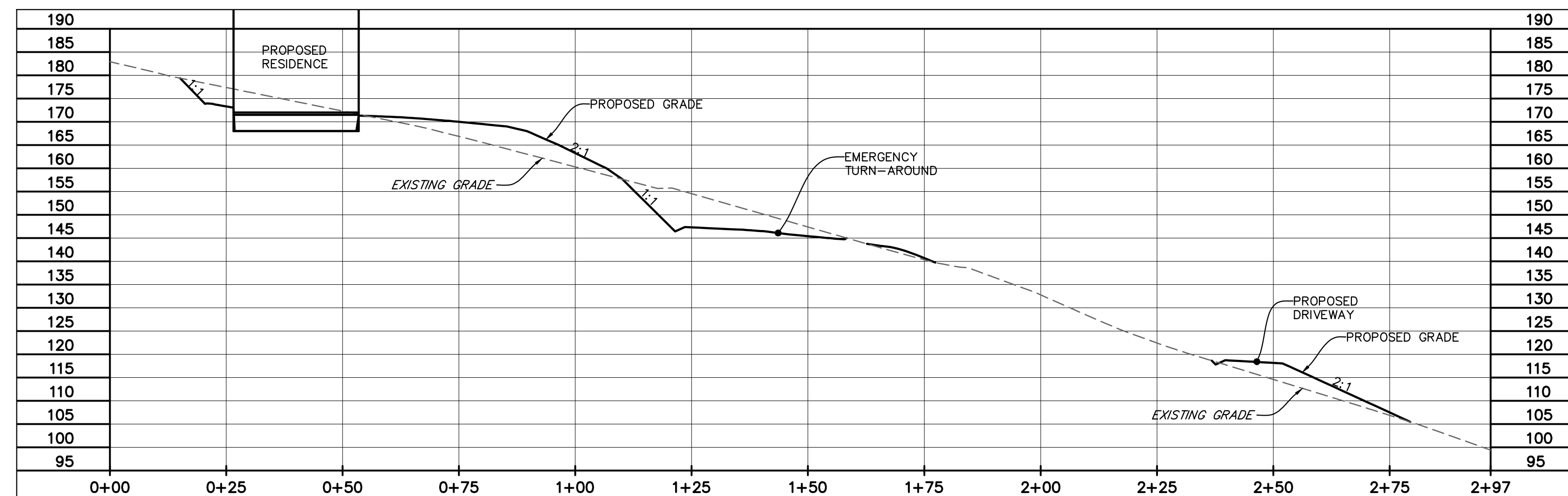


DRIVEWAY TYPICAL SECTION A
TEMPLATE
NO SCALE

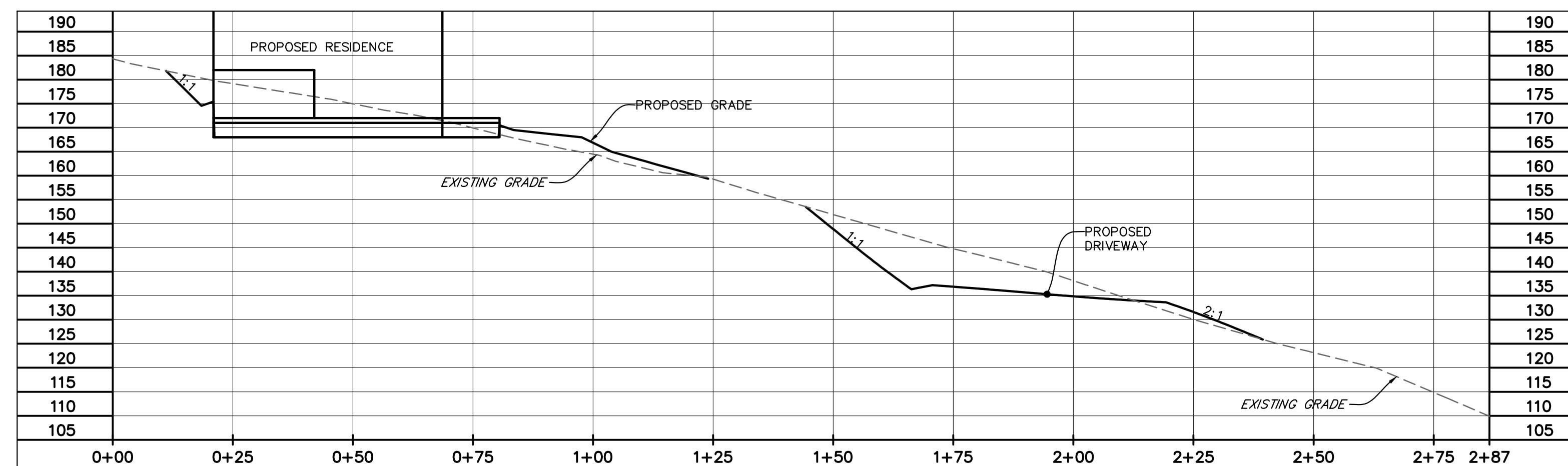




SITE CROSS SECTION "1"
SEE SHEET C1.0 FOR LOCATION



SITE CROSS SECTION "2"
SEE SHEET C1.0 FOR LOCATION



SITE CROSS SECTION "3"
SEE SHEET C1.0 FOR LOCATION

PREPARED BY:

The Sanitas Group
901 FRONT ST, SUITE 350
LOUISVILLE, CO 80027
720.481.2710
PROJECT CONTACT:
CURTIS C. STEVENS, P.E.

PREPARED FOR:

Mark Spezialy

LIMITED IMPACT / SPR DOCUMENTS FOR:

0 OLD TOWNSITE ROAD
SPEZIALY RESIDENCE
UNINCORPORATED BOULDER COUNTY
STATE OF COLORADO

ISSUE	DATE
SPR	10/3/2022
DESIGNED BY:	CCS
DRAWN BY:	CCS
CHECKED BY:	TSG
DRAWING SCALE: HORIZONTAL: 1" = 20' VERTICAL: 1" = 20'	

SITE CROSS SECTIONS
PROJECT NO. B1424

C3.0
SHEET: 3 OF 4

PREPARED BY:



The Sanitas Group
901 FRONT ST, SUITE 350
LOUISVILLE, CO 80027
720.481.2710

PROJECT CONTACT:
CURTIS C. STEVENS, P.E.

PREPARED FOR:

Mark Spezialy

LIMITED IMPACT / SPR DOCUMENTS FOR:
0 OLD TOWNSITE ROAD
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UNINCORPORATED BOULDER COUNTY
STATE OF COLORADO

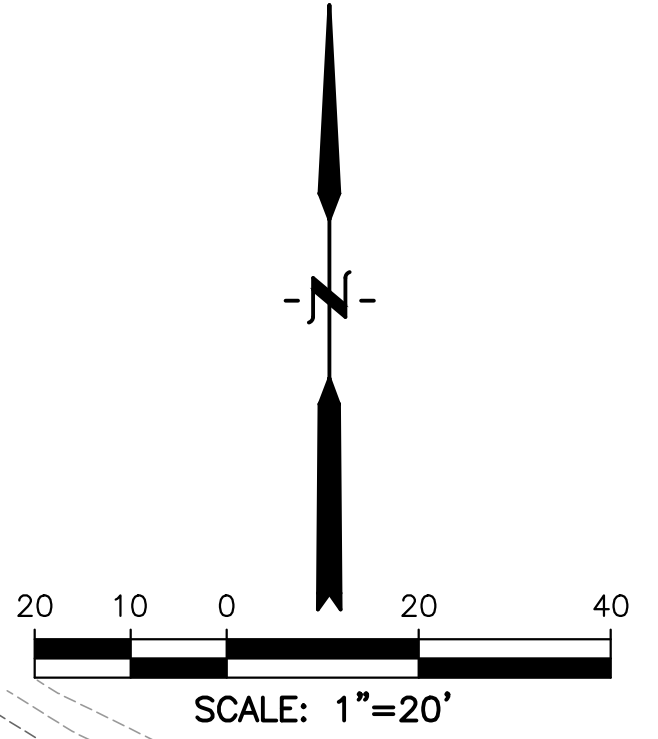
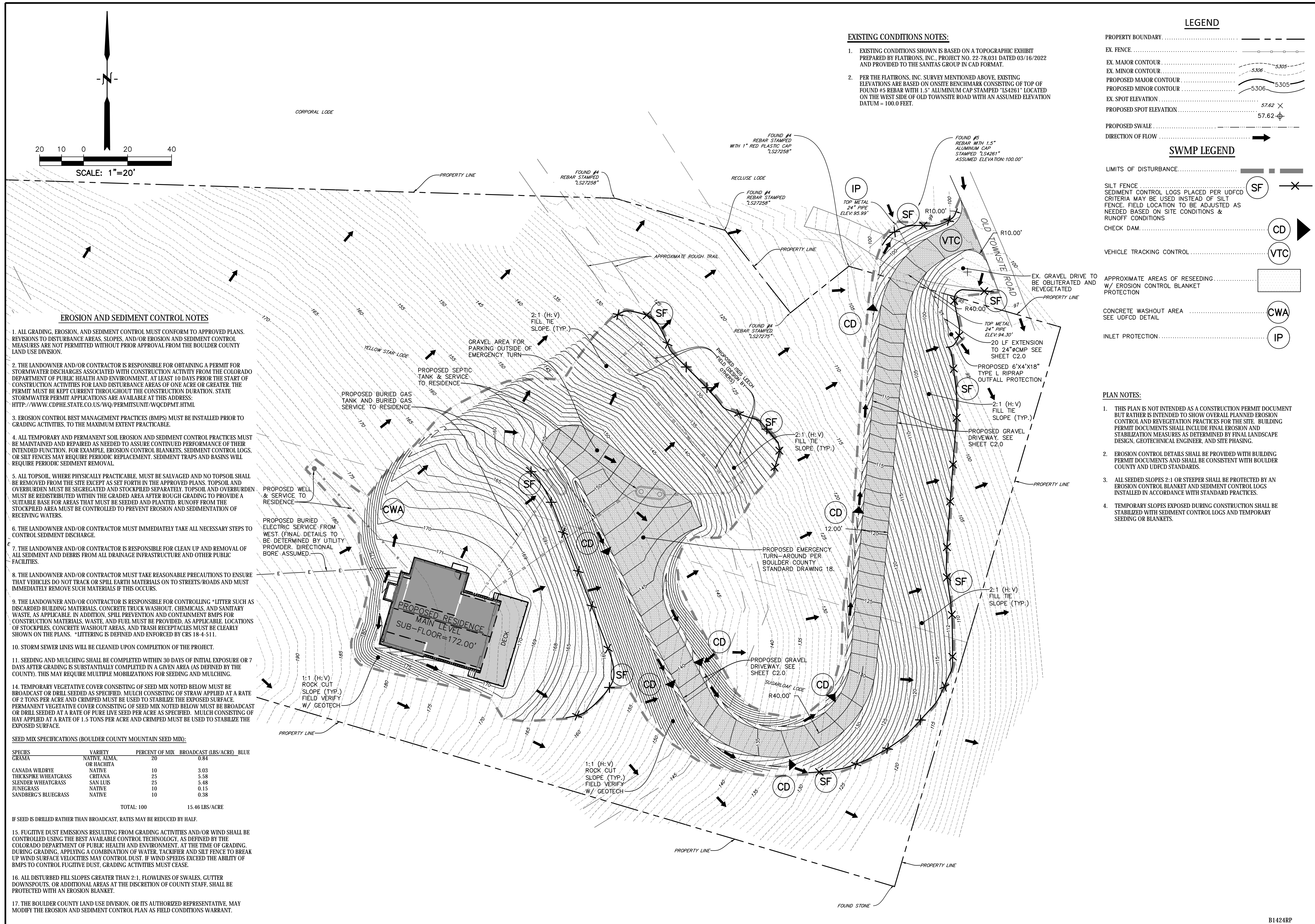
ISSUE	DATE
SPR	10/3/2022
DESIGNED BY:	CCS
DRAWN BY:	CCS
CHECKED BY:	TSG

DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: N/A

PRELIMINARY
REVEGETATION &
EROSION CONTROL
PROJECT NO. B1424

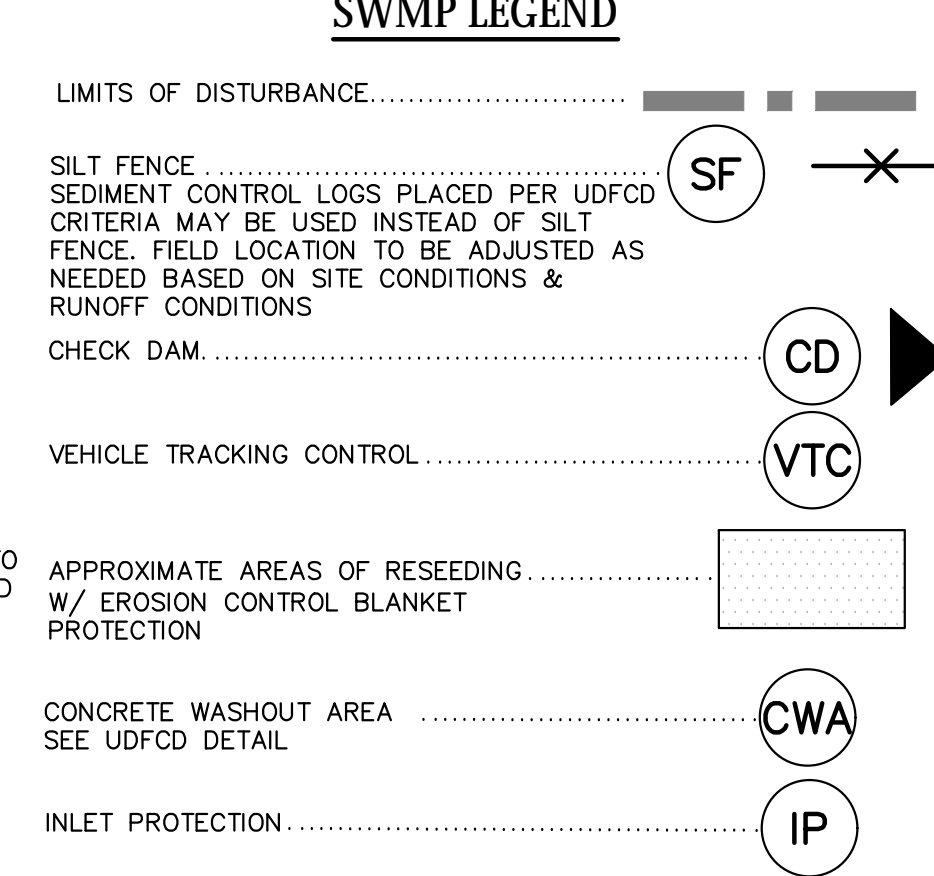
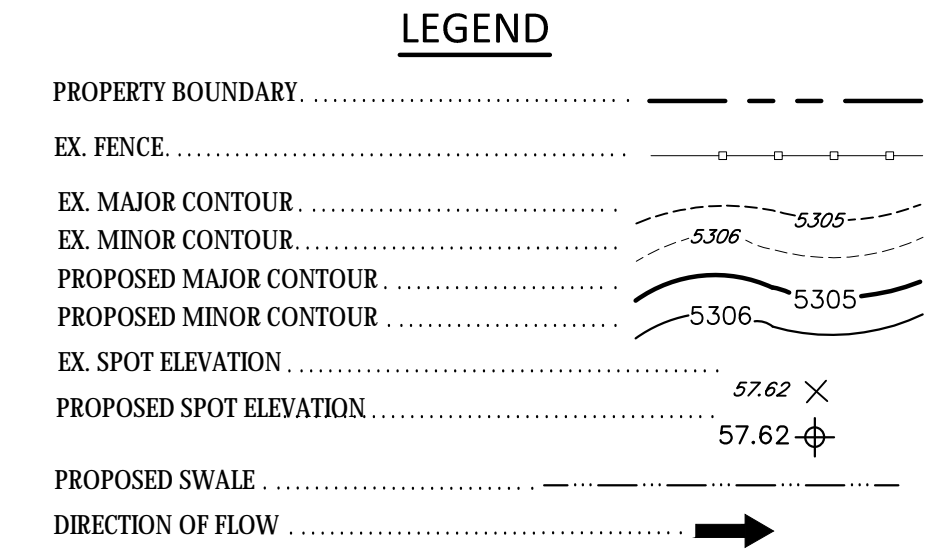
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SHEET: 4 OF 4



EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS SHOWN IS BASED ON A TOPOGRAPHIC EXHIBIT PREPARED BY FLATIRONS, INC., PROJECT NO. 22-78.031 DATED 03/16/2022 AND PROVIDED TO THE SANTAS GROUP IN CAD FORMAT.
- PER THE FLATIRONS, INC. SURVEY MENTIONED ABOVE, EXISTING ELEVATIONS ARE BASED ON ONSITE BENCHMARK CONSISTING OF TOP OF FOUND #5 REBAR WITH 1.5\"



PLAN NOTES:

- THIS PLAN IS NOT INTENDED AS A CONSTRUCTION PERMIT DOCUMENT BUT RATHER IS INTENDED TO SHOW OVERALL PLANNED EROSION CONTROL AND REVEGETATION PRACTICES FOR THE SITE. BUILDING PERMIT DOCUMENTS SHALL INCLUDE FINAL EROSION AND STABILIZATION MEASURES AS DETERMINED BY FINAL LANDSCAPE DESIGN, GEOTECHNICAL ENGINEER, AND SITE PHASING.
- EROSION CONTROL DETAILS SHALL BE PROVIDED WITH BUILDING PERMIT DOCUMENTS AND SHALL BE CONSISTENT WITH BOULDER COUNTY AND UDFCD STANDARDS.
- ALL SEEDED SLOPES 2:1 OR STEEPER SHALL BE PROTECTED BY AN EROSION CONTROL BLANKET AND SEDIMENT CONTROL LOGS INSTALLED IN ACCORDANCE WITH STANDARD PRACTICES.
- TEMPORARY SLOPES EXPOSED DURING CONSTRUCTION SHALL BE STABILIZED WITH SEDIMENT CONTROL LOGS AND TEMPORARY SEEDING OR BLANKETS.

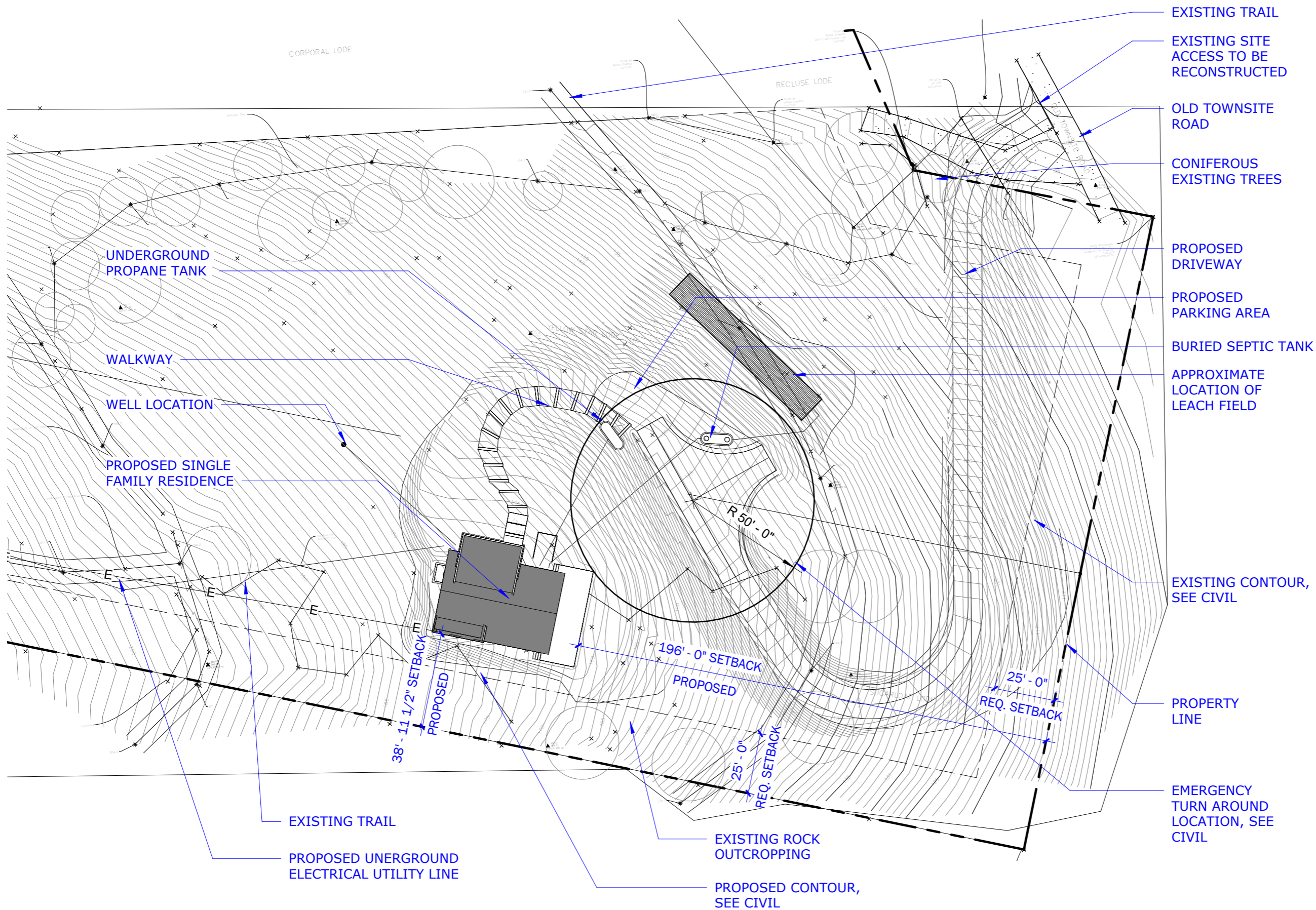
EROSION AND SEDIMENT CONTROL NOTES

- ALL GRADING, EROSION, AND SEDIMENT CONTROL MUST CONFORM TO APPROVED PLANS. REVISIONS TO DISTURBANCE AREAS, SLOPES, AND/OR EROSION AND SEDIMENT CONTROL MEASURES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE BOULDER COUNTY LAND USE DIVISION.
- THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AT LEAST 10 DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES FOR LAND DISTURBANCE AREAS OF ONE ACRE OR GREATER. THE PERMIT MUST BE KEPT CURRENT THROUGHOUT THE CONSTRUCTION DURATION. STATE STORMWATER PERMIT APPLICATIONS ARE AVAILABLE AT THIS ADDRESS: [HTTP://WWW.CDPHE.STATE.CO.US/WQ/PERMITS/UNIT/WQDPMIT.HTML](http://www.cdphe.state.co.us/wq/permits/unit/wqdpmit.html)
- EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE INSTALLED PRIOR TO GRADING ACTIVITIES, TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. FOR EXAMPLE, EROSION CONTROL BLANKETS, SEDIMENT CONTROL LOGS, OR SILT FENCES MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS AND BASINS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
- ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, MUST BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE EXCEPT AS SET FORTH IN THE APPROVED PLANS. TOPSOIL AND OVERBURDEN MUST BE SEGREGATED AND STOCKPILED SEPARATELY. TOPSOIL AND OVERBURDEN MUST BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS THAT MUST BE SEEDED AND PLANTED. RUNOFF FROM THE STOCKPILED AREA MUST BE CONTROLLED TO PREVENT EROSION AND SEDIMENTATION OF RECEIVING WATERS.
- THE LANDOWNER AND/OR CONTRACTOR MUST IMMEDIATELY TAKE ALL NECESSARY STEPS TO CONTROL SEDIMENT DISCHARGE.
- THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
- THE LANDOWNER AND/OR CONTRACTOR MUST TAKE REASONABLE PRECAUTIONS TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS ON TO STREETS/ROADS AND MUST IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS.
- THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTROLLING *LITTER SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, AND SANITARY WASTE, AS APPLICABLE. IN ADDITION, SPILL PREVENTION AND CONTAINMENT BMPs FOR CONSTRUCTION MATERIALS, WASTE, AND FUEL MUST BE PROVIDED. AS APPLICABLE, LOCATIONS OF STOCKPILES, CONCRETE WASHOUT AREAS, AND TRASH RECEPTACLES MUST BE CLEARLY SHOWN ON THE PLANS. *LITTERING IS DEFINED AND ENFORCED BY CRS 18-4-511.
- STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT.
- SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETED IN A GIVEN AREA (AS DEFINED BY THE COUNTY). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
- TEMPORARY VEGETATIVE COVER CONSISTING OF SEED MIX NOTED BELOW MUST BE BROADCAST OR DRILL SEEDED AS SPECIFIED. MULCH CONSISTING OF STRAW APPLIED AT A RATE OF 2 TONS PER ACRE AND CRIMPED MUST BE USED TO STABILIZE THE EXPOSED SURFACE. PERMANENT VEGETATIVE COVER CONSISTING OF SEED MIX NOTED BELOW MUST BE BROADCAST OR DRILL SEEDED AT A RATE OF PURE LIVE SEED PER ACRE AS SPECIFIED. MULCH CONSISTING OF HAY APPLIED AT A RATE OF 1.5 TONS PER ACRE AND CRIMPED MUST BE USED TO STABILIZE THE EXPOSED SURFACE.

SEED MIX SPECIFICATIONS (BOULDER COUNTY MOUNTAIN SEED MIX):

SPECIES	VARIETY	PERCENT OF MIX	BROADCAST (LBS/ACRE) BLUE
GRAMMA	NATIVE ALMA, OR HACHITA	20	0.84
CANADA WILDBIE	NATIVE	10	3.03
THICKSPIRE WHEATGRASS	CRITANA	25	5.58
SLENDER WHEATGRASS	SAN LUIS	25	5.48
JUNEGRASS	NATIVE	10	0.15
SANDBERG'S BLUEGRASS	NATIVE	10	0.38
TOTAL: 100			15.46 LBS/ACRE

- IF SEED IS DRILLED RATHER THAN BROADCAST, RATES MAY BE REDUCED BY HALF.
- FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY, AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AT THE TIME OF GRADING. DURING GRADING, APPLYING A COMBINATION OF WATER TACKLER AND SILT FENCE TO BREAK UP WIND SURFACE VELOCITIES MAY CONTROL DUST. IF WIND SPEEDS EXCEED THE ABILITY OF BMPs TO CONTROL FUGITIVE DUST, GRADING ACTIVITIES MUST CEASE.
 - ALL DISTURBED FILL SLOPES GREATER THAN 2:1, FLOWLINES OF SWALES, GUTTER DOWNSPOUTS, OR ADDITIONAL AREAS AT THE DISCRETION OF COUNTY STAFF, SHALL BE PROTECTED WITH AN EROSION BLANKET.
 - THE BOULDER COUNTY LAND USE DIVISION, OR ITS AUTHORIZED REPRESENTATIVE, MAY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN AS FIELD CONDITIONS WARRANT.



PROJECT:
0 Old Townsite Rd

PROJECT ADDRESS:
**0 OLD TOWNSITE RD,
BOULDER, CO 80302**

ISSUE: **SPR & LIMITED IMPACT**

DATE ISSUED: **10/03/22**

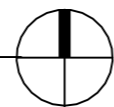
PROJECT NO. **21.2190**

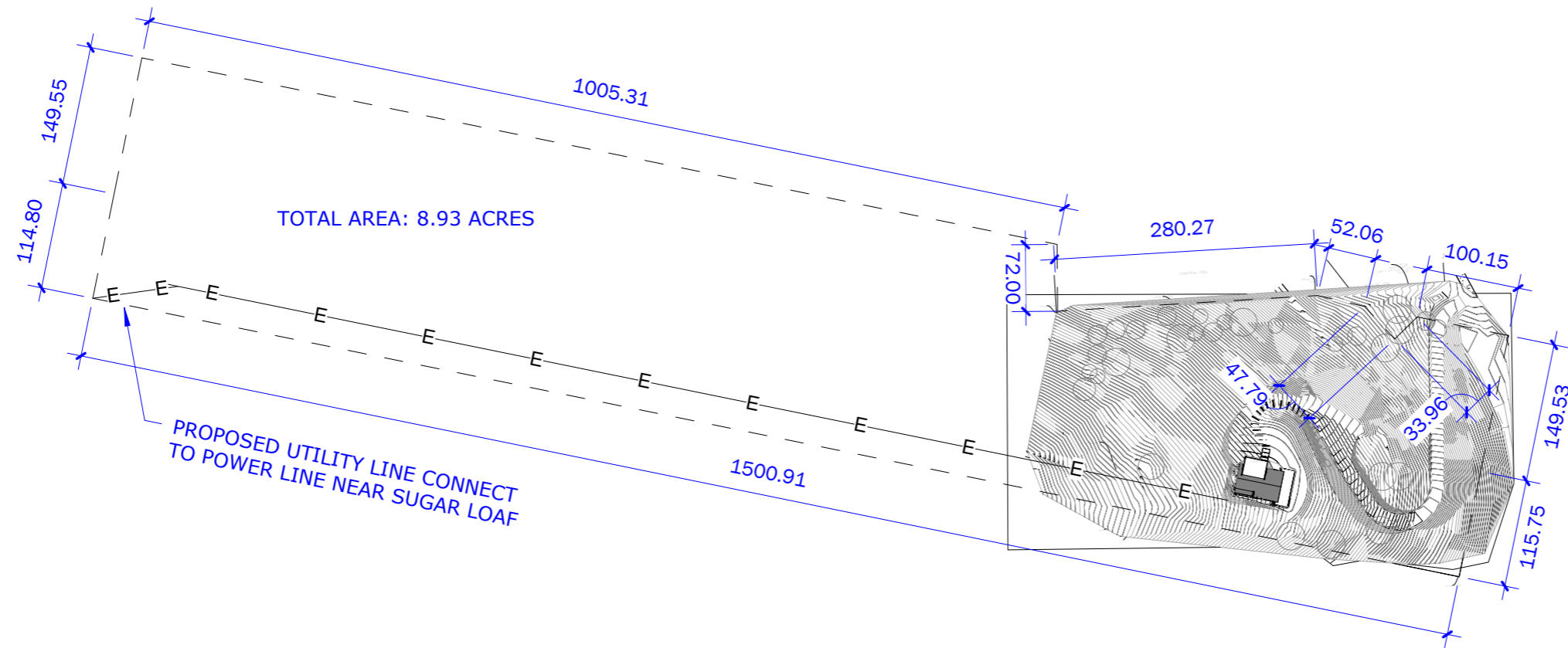
SHEET TITLE:
SITE PLAN

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ALL RIGHTS RESERVED

SHEET NO.:
SPR 1.0

1 SITE DEVELOPMENT PLAN - SPR
SCALE: 1" = 40'-0"





PROJECT:
0 Old Townsite Rd

PROJECT ADDRESS:
0 OLD TOWNSITE RD,
BOULDER, CO 80302

ISSUE: SPR & LIMITED IMPACT

DATE ISSUED: 10/03/22

PROJECT NO. 21.2190

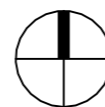
SHEET TITLE:
DIMENSION OF
PROPERTY

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ALL RIGHTS RESERVED

SHEET NO.:

SPR 1.1

1 SITE DEVELOPMENT PLAN - PROPERTY LINE
SCALE: 1" = 160'-0"



PROJECT:

0 Old Townsite Rd

PROJECT ADDRESS:

0 OLD TOWNSITE RD,
BOULDER, CO 80302

ISSUE: SPR & LIMITED IMPACT

DATE ISSUED: 10/03/22

PROJECT NO. 21.2190

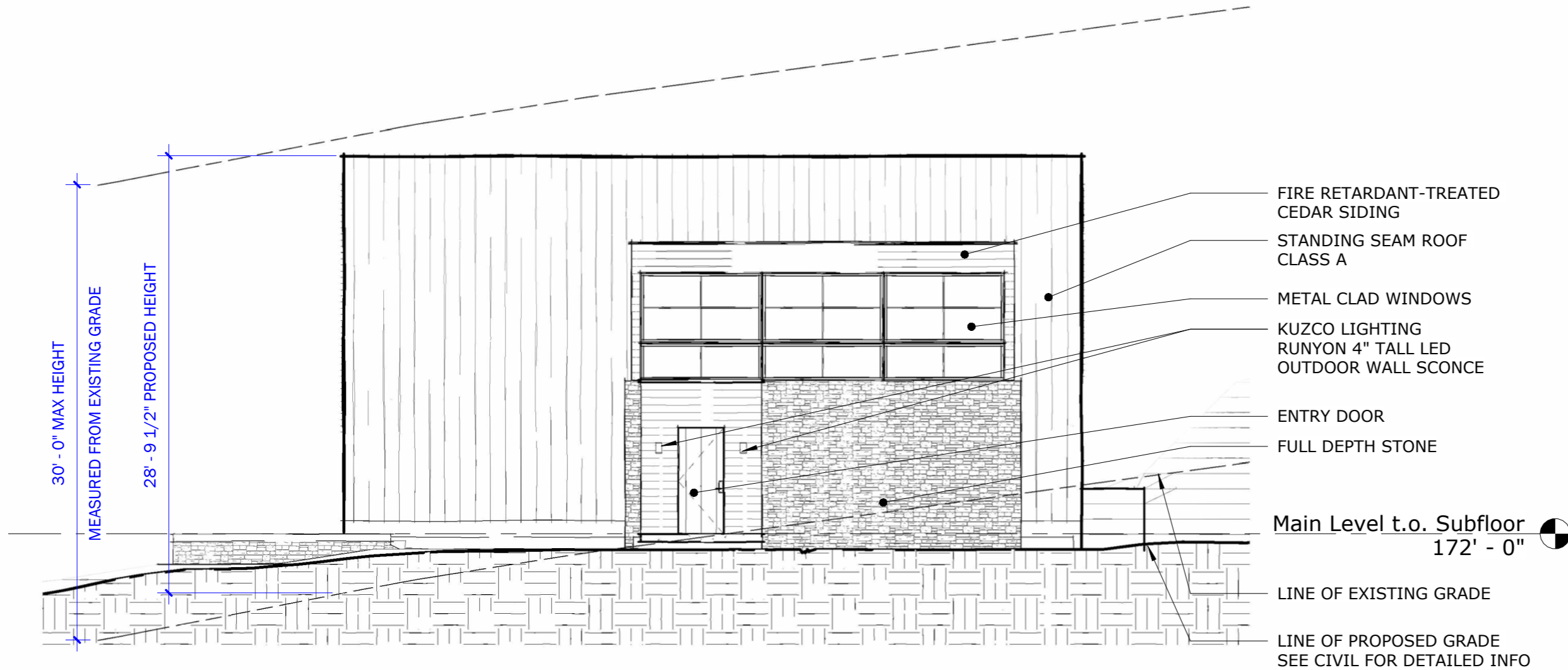
SHEET TITLE:

NORTH ELEVATION

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SHEET NO.:

SPR 1.2



1 North Elevation
SCALE: 1/8" = 1'-0"

PROJECT:

0 Old Townsite Rd

PROJECT ADDRESS:

0 OLD TOWNSITE RD,
BOULDER, CO 80302

ISSUE: SPR & LIMITED IMPACT

DATE ISSUED: 10/03/22

PROJECT NO. 21.2190

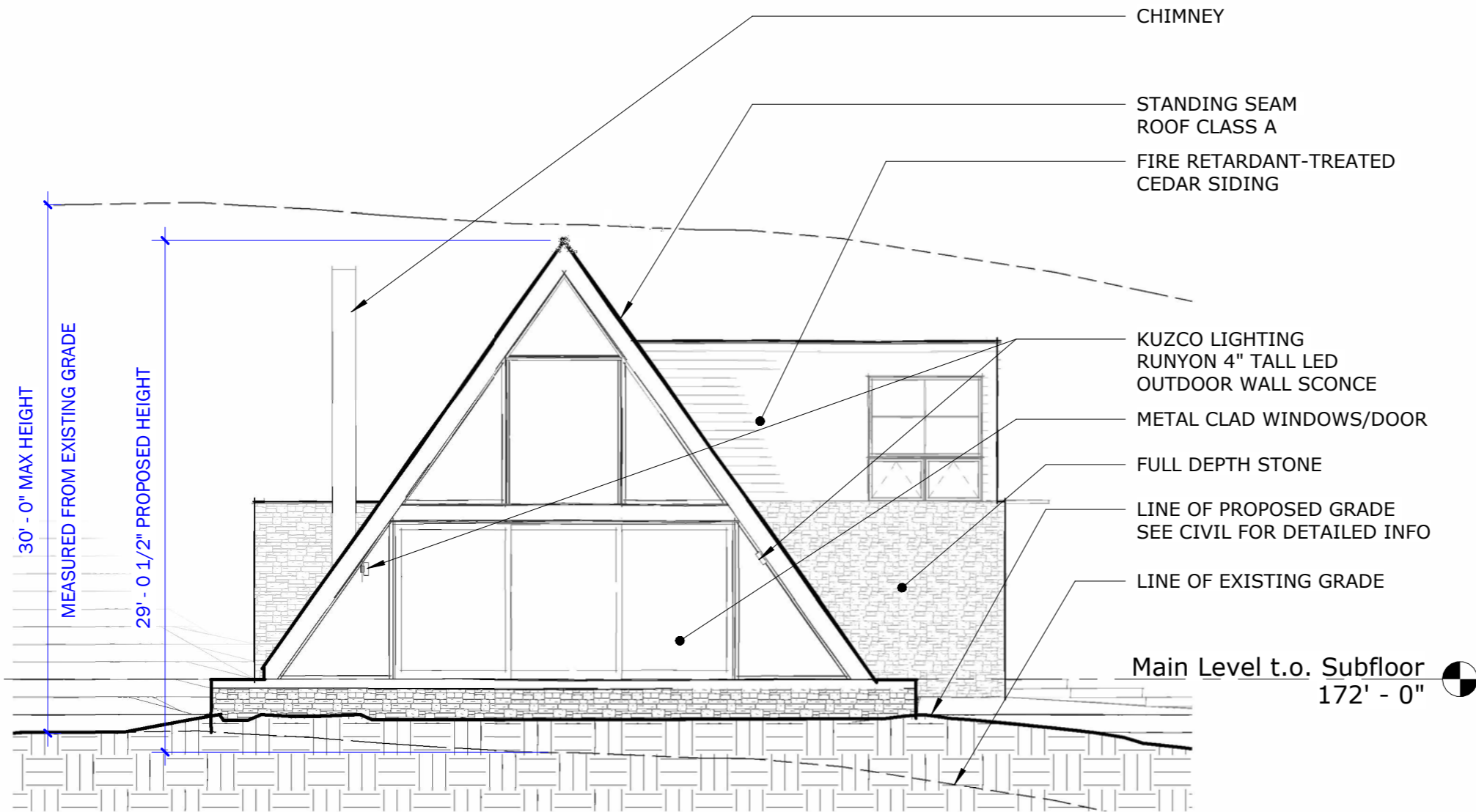
SHEET TITLE:

EAST ELEVATION

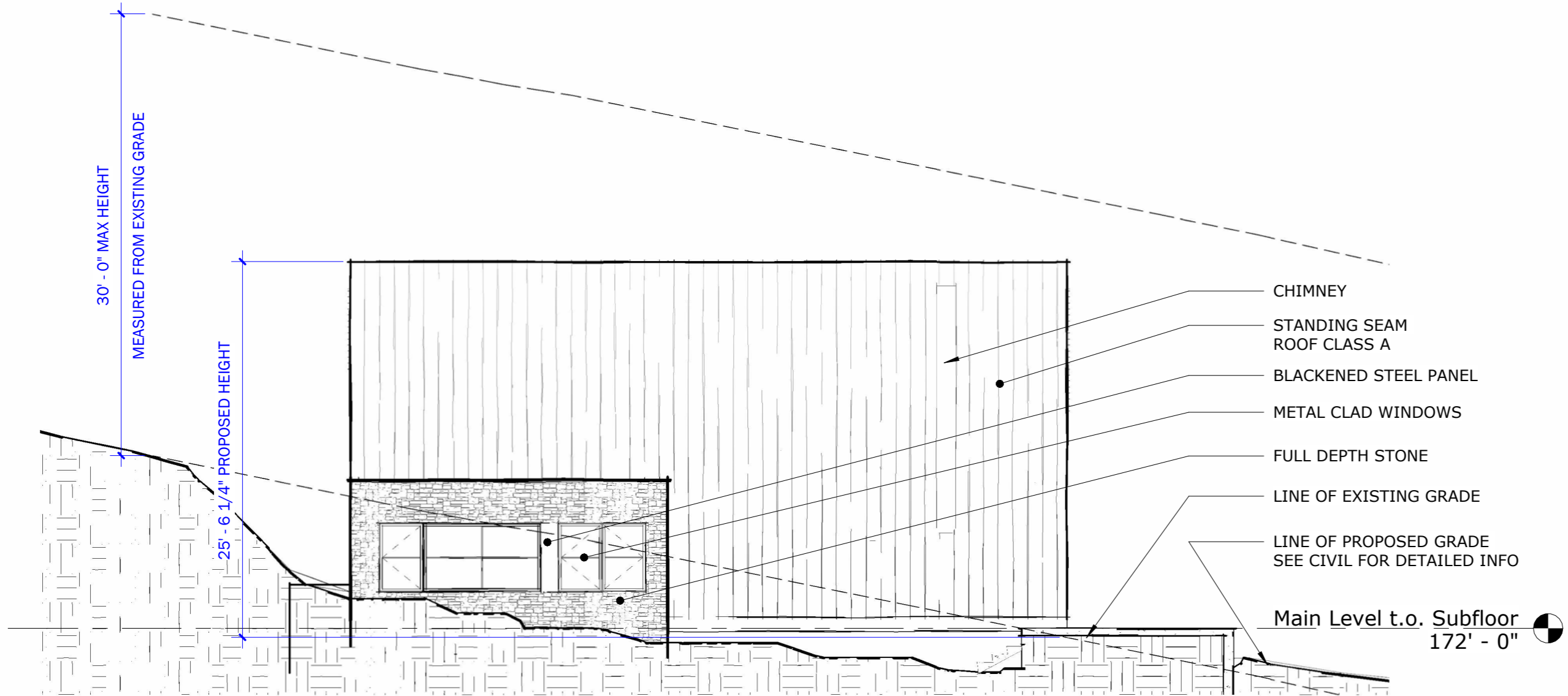
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SHEET NO.:

SPR 1.3



1 East Elevation
SCALE: 1/8" = 1'-0"



PROJECT:
0 Old Townsite Rd

PROJECT ADDRESS:
**0 OLD TOWNSITE RD,
BOULDER, CO 80302**

ISSUE: **SPR & LIMITED IMPACT**

DATE ISSUED: **10/03/22**

PROJECT NO. **21.2190**

SHEET TITLE:
SOUTH ELEVATION

1 South Elevation
SCALE: 1/8" = 1'-0"

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SHEET NO.:
SPR 1.4

PROJECT:

0 Old Townsite Rd

PROJECT ADDRESS:

0 OLD TOWNSITE RD,
BOULDER, CO 80302

ISSUE: SPR & LIMITED IMPACT

DATE ISSUED: 10/03/22

PROJECT NO. 21.2190

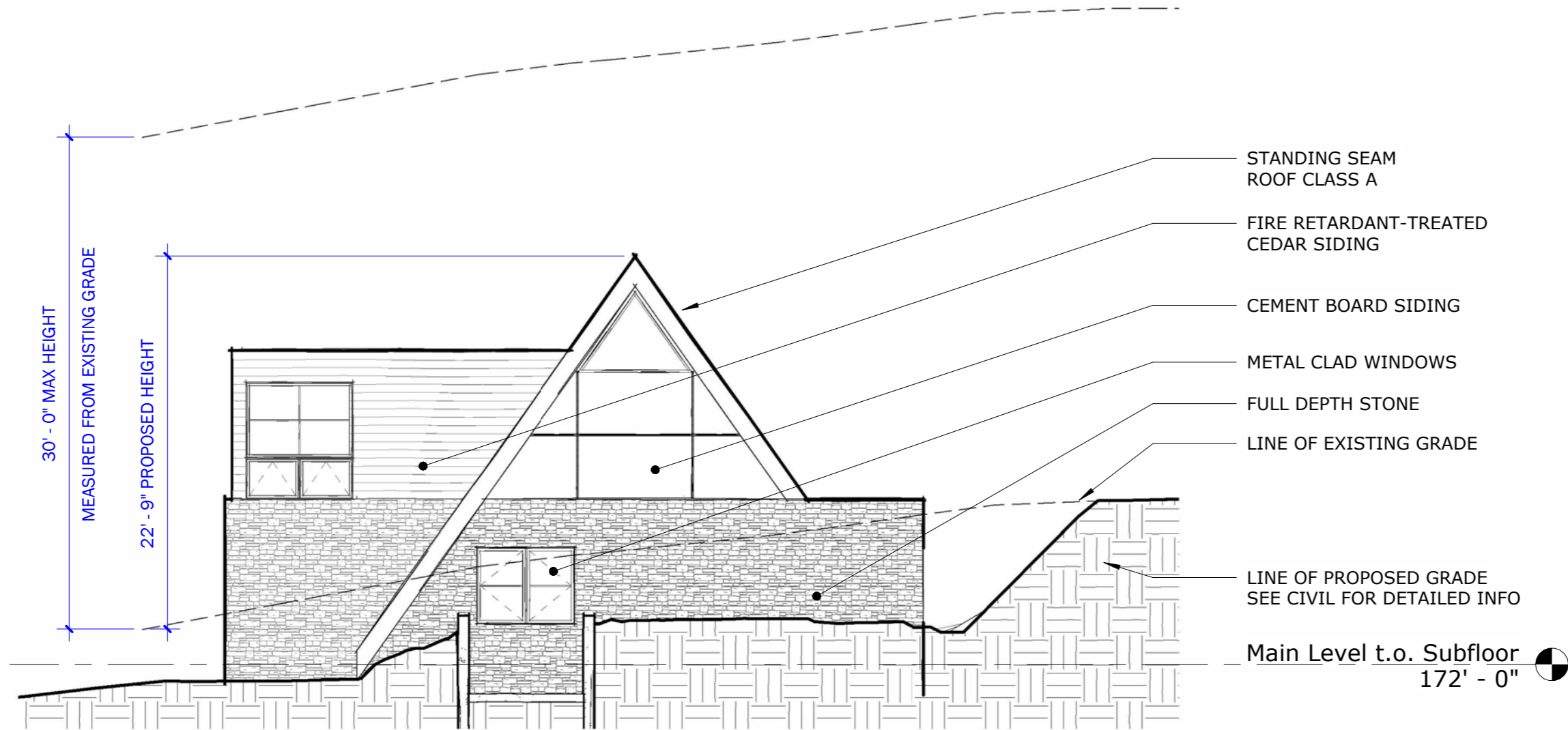
SHEET TITLE:

WEST ELEVATION

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SHEET NO.:

SPR 1.5



STANDING SEAM
ROOF CLASS A

FIRE RETARDANT-TREATED
CEDAR SIDING

CEMENT BOARD SIDING

METAL CLAD WINDOWS

FULL DEPTH STONE

LINE OF EXISTING GRADE

LINE OF PROPOSED GRADE
SEE CIVIL FOR DETAILED INFO

Main Level t.o. Subfloor
172' - 0"

30' - 0" MAX HEIGHT
MEASURED FROM EXISTING GRADE

22' - 9" PROPOSED HEIGHT

1 West Elevation

SCALE: 1/8" = 1'-0"



BLACK WINDOWS



BLACK STANDING SEAM ROOF



CEMENT BOARD SIDING



CEDAR SIDING



FULL DEPTH STONE



KUZCO LIGHTING RUNYON

PROJECT:

0 Old Townsite Rd

PROJECT ADDRESS:

0 OLD TOWNSITE RD,
BOULDER, CO 80302

ISSUE: SPR & LIMITED IMPACT

DATE ISSUED: 10/03/22

PROJECT NO. 21.2190

SHEET TITLE:

COLOR CHIPS &
SAMPLES

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SHEET NO.:

SPR 1.6



October 3rd, 2022

Boulder County
Community Planning & Permitting
2045 13th Street
Boulder, CO 80302

RE: Site Plan Review & Limited Impact Special Use Review

Project: 0 Old Townsite Road – Address not yet provided

PROJECT NARRATIVE

PROJECT SUMMARY

The owner of the property is Marc and Shannon Speczially who are local to Colorado. The proposed project is a single-family residence and associated driveway.

LANDUSE CODE ARTICLE 4 4-806 SITE PLAN REVIEW STANDARDS

Article 4 – 4-806 A. 1 & 2

The proposed project square feet is below the Presumed Size Maximum.

Article 4 – 4-806 A. 3 The location of existing or proposed buildings, structures, equipment, grading, or uses shall not impose an undue burden on public services and infrastructure.

The proposed development is a sustainable, energy-efficient property for residential use. The water will be supplied from a drilled well. The sanitation system will be an on-site wastewater treatment septic system. The driveway is designed according to the Boulder County transportation requirements and includes the required emergency vehicle turnaround provided. See the Civil Narrative provided for more information.

Article 4 – 4-806 A. 4 The proposed development shall avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property

The proposed development was situated on the eastern side of the property to minimize site disturbance. See Civil for additional information regarding the Earthwork Narrative.

Article 4 – 4-806 A. 5 The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development.



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303.763.0140

Page | 1



The proposed development will utilize non-combustible and fire-retardant materials. The project will also utilize defensible space management zones according to the Colorado State Forest Service Creating Wildfire-Defensible Zone recommendations.

Article 4 – 4-806 A. 6 . The proposed development shall not alter historic drainage patterns and/or flow rates or shall include acceptable mitigation measures to compensate for anticipated drainage impacts.

& Article 4 – 4-806 A. 7 The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the Site Plan Review process.

The proposed development and driveway location mitigate drainage impacts by configuring the driveway to exit historic drainage and natural communities areas immediately to stay on the high conifer forest zone for a majority of the driveway extent.

Article 4 – 4-806 A. 7 The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the Site Plan Review process.

Article 4 – 4-806 A. 8 The development shall avoid agricultural lands of local, state or national significance as identified in the Comprehensive Plan or through the Site Plan Review process

The proposed development is not located on agricultural lands.

Article 4 – 4-806 A. 9 The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the Site Plan Review process.

The proposed development is not located on archaeological resources.

Article 4 – 4-806 A. 10 The development shall not have a significant negative visual impact on the natural features or neighborhood character of the surrounding area.

The proposed development is designed to minimize bulk using an A-frame structure. The development is nestled into the hillside to minimize height. The materials proposed are comprised of stone, inspired by the rock outcroppings on the site and other natural materials.

Article 4 – 4-806 A. 11 The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance.

& Article 4 – 4-806 A. 12 Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area.

See Civil Earthwork and Grading Narrative.

Article 4 – 4-806 A. 13 . The development shall avoid Natural Landmarks and Natural Areas as designated in the Goals, Policies & Maps Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County.

The proposed development is not located near a Natural Landmark.



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Article 4 – 4-806 A. 14 Where an existing principal structure is proposed to be replaced by a new principal structure, construction or subsequent enlargement of the new structure shall not cause significantly greater impact (with regard to the standards set forth in this Section 4-806) than the original structure.

The proposed development will not replace an existing structure.

Article 4 – 4-806 A. 15 The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code.

The proposed development is consistent with the Comprehensive Plan and Boulder County Land Use Code.



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303.763.0140



COLORADO
 Division of Water Resources
 Department of Natural Resources

December 19, 2022

Samuel Walker, Planner II
 Boulder County Community Planning & Permitting
 Transmission via email: swalker@bouldercounty.org

Re: LU-22-0023/SPR-21-0104, Spezialy Residence
 Yellow Star Lode and S & S Lode Mining Claim US Mineral Survey No. 16782
 Pt. N½ of the NW¼ of Sec. 35 and NE¼ of the NE¼ of Sec. 34, Twp. 1 N, Rng. 72 W, 6th P.M.
 Water Division 1, Water District 6

Dear Mr. Walker:

We have reviewed the above-referenced Site Plan Review to construct a 2,368-square foot residence on a vacant approximately 9-acre parcel and Limited Impact Special Use Review to permit 3,193 cubic yards of earthwork for driveway construction and slope tie-in. The submitted material does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments regarding the proposed water supply. The comments will not state an opinion on the adequacy of the water supply or the ability of the water supply plan to satisfy any County regulations or requirements, and cannot be used to guarantee the physical availability of water.

The proposed source of water supply for the subject property is a well to be constructed. Well permit no. 328742 has been obtained to construct a well on a tract of 8.93 acres described as the Yellow Star Lode and S & S Lode Mining Claim US Mineral Survey No. 16782. Well permit no. 328742 limits the use of the well to ordinary household purposes inside one (1) single-family dwelling, with no irrigation or other outside use allowed. Well permit no. 328742 is currently valid through October 10, 2024. The permit will expire on the expiration date unless the well is constructed or an extension is requested on or before that date.

This office has no concerns with the proposed Site Plan Review and Limited Impact Special Review. Should you or the applicants have any questions regarding this matter, please contact Javier Vargas-Johnson of this office at 303-866-3581 ext. 8227 or javier.vargasjohnson@state.co.us.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Brucker".

Sarah Brucker, P.E.
 Water Resources Engineer

Cc: Applicants (Marc and Shannon Spezialy, spezialy@gmail.com)
 Well Permit file no. 328742
 Referral file no. 30566





COLORADO
 Division of Water Resources
 Department of Natural Resources

WELL PERMIT NUMBER 328742-
 RECEIPT NUMBER 10023860

ORIGINAL PERMIT APPLICANT(S)

MARC SPEZIALY

APPROVED WELL LOCATION

Water Division: 1 Water District: 6
 Designated Basin: N/A
 Management District: N/A
 County: BOULDER
 Parcel Name: S&S AND YELLOWSTAR LODGE SURVEY
 NO. 16782
 Physical Address: 0 OLD TOWNSITE ROAD BOULDER, CO
 80302
 NW 1/4 NW 1/4 Section 35 Township 1.0 N Range 72.0 W Sixth P.M.

AUTHORIZED AGENT

BOULDER GWS LLC (HUNTER, TODD E.)

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 463608.0 Northing: 4429217.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a residential site of 8.93 acre(s) described as the Yellow Star Lode and S & S Lode Mining Claim US Mineral Survey No. 16782, Boulder County.
- 4) The use of groundwater from this well is limited to ordinary household purposes inside one single family dwelling. The groundwater shall not be used for irrigation or other purposes.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) The return flow from the use of this well must be through an individual wastewater disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 7) This well shall be constructed not more than 200 feet from the location specified on this permit.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov

Date Issued: 10/10/2022

Expiration Date: 10/10/2024

Issued By BRIANNA KRAUSER

**Right of Way & Permits**

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

December 29, 2022

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

Attn: Sam Walker

**Re: Spezialy Residence and Driveway Earthwork
Case #s LU-22-0023 and SPR-22-0104**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and limited impact special use for **Spezialy Residence and Driveway Earthwork**. The property owner/developer/contractor must complete the application process for any new electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted.

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



Sugar Loaf Fire Protection District

1360 Sugar Loaf Road, Boulder, Colorado 80302

Serving the Sugar Loaf Community since 1967

Dear Boulder County Land Use,
c/o Sam Walker

After reviewing docket SPR-22-00104 (830 Old Townsite Rd), I have determined that, per SLFFD Community Cistern Resolution, for every sf of space added (2368sf), (1\$) per square is required to be contributed to the Cistern Contribution Fund. We may have some transportation requirements for wildland access and existing road access but there is way too much snow to take the existing conditions into account. However, the existing trail, that I presume to be passable by UTV, should remain accessible for wildland defense and access. The area of the leach field and then where the new driveway intersects the existing road are areas of concern. Until the snow goes away a little will I be able to determine if the road is necessary to keep at all.

This site and proposed driveway are very steep. This house will be challenging to access in the event of a structure or wildland fire. Nonetheless, we need a pullout below the house between 100-150ft directly from the northeast corner of the house. The pullout required is only a space in a road free of ditches, ravens, or anything non-planar for an engine to park and space for a UTV to get around. This space only requires a 16'X40' of even working surface 100-150' directly from the structure. We also recommend a barrier to keep emergent firetrucks off of the buried septic tank. The turnoff from Old Townsite should be as gentle and gradual as possible given the poor access of the site.

Lastly, I believe the address given to this site is incorrect. Address number start from Sugarloaf and work upwards from there. This address is farther down the road than 951 Old Townsite Road. My estimate is that this should be about 1100 Old Townsite Road.

After construction is complete please contact SLFFPD to schedule a structure fire simulation to help acquaint the SLFFPD volunteers to this new house. (303 440-5784)

Note: A private cistern is no longer acceptable in the SLFFPD district as a means of fulfilling the Community Cistern Fund for water source development. As of 2008 we require that for every sf of built space, \$1 be contributed to a reserved fund for community water source development. Please include your building permit application along with your check payable to SLFFPD. I will write a letter of compliance for final certificate of occupancy use.

Thank you,

Miles La Hue
SLFFPD Site Plan Review Coordinator

CC: Boulder County Transportation
Boulder County Planning Dept.

Walker, Samuel

From: Hester, Renee <Renee.Hester@lumen.com>
Sent: Thursday, December 22, 2022 8:05 AM
To: Milner, Anna; #WildfireMitigation; Historic; #AssessorReferral; #CAreferral; Hippely, Hannah; Abner, Ethan; Vaughn, Andrea; Sheehan, Jack; Kiepe, Bob; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; cmlahue@yahoo.com; miles@idiam.net; Winchester, Janet; Vanessa McCracken; tyler.asnicar@state.co.us; sarah.brucker@state.co.us; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; cmlahue@yahoo.com; miles@idiam.net; Winchester, Janet; Vanessa McCracken; tyler.asnicar@state.co.us; sarah.brucker@state.co.us; Wagner, Heidi; Moline, Jeffrey; Strenge, Ernst; Cavaleri, Keli; Flax, Ron; Frederick, Summer; Goldstein, Andrew; HealthWaterQuality-EnvironmentalBP LU; Huebner, Michelle; Sanchez, Kimberly; Transportation Development Review; West, Ron
Cc: Walker, Samuel
Subject: [EXTERNAL] RE: Referral Packet and Public Notice for LU-22-0023/SPR-22-0104: Specialty Residence and Driveway Earthwork project at 830 Old Townsite Road.
Attachments: SIGNED 830 OLD TOWNSITE RD BOULDER lu-22-0023-spr-22-0104-referral-packet-red.pdf

Hello,

Lumen/Century Link has no conflicts with this proposal. See attached.

Thanks...

Renee Hester

Network Implementation Engineer
 5325 Zunit St.
 Denver, CO 80221
 Tel: 720-738-2778
renee.hester@lumen.com

From: Milner, Anna <amilner@bouldercounty.org>
Sent: Wednesday, December 14, 2022 8:45 AM
To: #WildfireMitigation <WildfireMitigation@bouldercounty.org>; Historic <historic@bouldercounty.org>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAreferral <CAreferral@bouldercounty.org>; Hippely, Hannah <hhippely@bouldercounty.org>; Abner, Ethan <eabner@bouldercounty.org>; Vaughn, Andrea <avaughn@bouldercounty.org>; Sheehan, Jack <jsheehan@bouldercounty.org>; Kiepe, Bob <bkiepe@bouldercounty.org>; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; cmlahue@yahoo.com; miles@idiam.net; Winchester, Janet <chief@slfpd.org>; Hester, Renee <Renee.Hester@lumen.com>; Vanessa McCracken <bldrvalleyandlongmontcds@gmail.com>; tyler.asnicar@state.co.us; sarah.brucker@state.co.us; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; cmlahue@yahoo.com; miles@idiam.net; Winchester, Janet <chief@slfpd.org>; Hester, Renee <Renee.Hester@lumen.com>; Vanessa McCracken <bldrvalleyandlongmontcds@gmail.com>; tyler.asnicar@state.co.us; sarah.brucker@state.co.us; Wagner, Heidi <hwagner@bouldercounty.org>; Moline, Jeffrey <jmoline@bouldercounty.org>; Strenge, Ernst <estrenge@bouldercounty.org>; Cavaleri, Keli <kcavaleri@bouldercounty.org>; Flax, Ron <rflax@bouldercounty.org>; Frederick, Summer <sfrederick@bouldercounty.org>; Goldstein, Andrew <agoldstein@bouldercounty.org>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.org>; Huebner, Michelle <mhuebner@bouldercounty.org>; Sanchez, Kimberly <ksanchez@bouldercounty.org>; Transportation Development Review <TransDevReview@bouldercounty.org>; West, Ron <rowest@bouldercounty.org>
Cc: Walker, Samuel <swalker@bouldercounty.org>

Subject: Referral Packet and Public Notice for LU-22-0023/SPR-22-0104: Spezialy Residence and Driveway Earthwork project at 830 Old Townsite Road.

Please find attached the electronic public notice and referral packet for **LU-22-0023/SPR-22-0104: Spezialy Residence and Driveway Earthwork** project at **830 Old Townsite Road**.

Please return responses and direct any questions to [Sam Walker](#) by **December 29, 2022**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Best Regards,
Anna

Anna Milner | Admin. Lead Tech.
Boulder County Community Planning & Permitting

Pronouns: she/her/hers

Physical address: 2045 13th St., Boulder CO 80302

Mailing address: PO Box 471, Boulder, CO 80306

(720) 564-2638 (Direct)

amilner@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

*My core working hours are 7am-5:30pm Tues - Fri

New: Boulder County has a new website: BoulderCounty.gov! Bookmark it today. Email addresses will transition at a later date.

www.bouldercounty.gov



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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

Building Safety & Inspection Services Team

MEMO

TO: Samuel Walker, Planner II
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: December 14, 2021

RE: Referral Response, **LU-22-0023/SPR-22-0104: Spezialy Residence and Driveway Earthwork:** Limited Impact Special Use Review to 3,193 cubic yards of non-foundational earthwork for driveway construction and slope tie-in, and Site Plan Review to construct a new 2,368 sq. ft. residence on a vacant 9-acre parcel.

Location: 830 Old Townsite Road

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

1. **Building Permit.** A building permit, plan review, inspection approvals, and a Certificate of Occupancy ("C.O.") are required for the proposed residence. The building permit for the residence must include the grading for the project.

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>

2. **Automatic Fire Sprinkler System.** Under the 2015 International Residential Code ("IRC") as adopted by Boulder County, all new one- and two-family dwellings and townhouses are required to be equipped with an automatic fire sprinkler system that is designed and installed in accordance with NFPA 13D or IRC Section P2904.
3. **BuildSmart.** Please refer to the county's adoption and amendments to Chapter 11 of the IRC, the county's "BuildSmart" program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions

between the design team and the utility company as early in the process as possible in order to identify these constraints.

4. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 170 mph (Vult) and 50 psf, respectively.
5. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space. A separate referral response will be forthcoming from one of the county's wildfire mitigation specialists.
6. **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 application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Residential Plan Check List and other Building Safety publications can be found at: <https://assets.bouldercounty.org/wp-content/uploads/2017/03/b24-residential-plan-check-list.pdf>

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



Public Health

Environmental Health Division

December 17, 2022

TO: Staff Planner, Land Use Department

FROM: Jessica Epstein, Environmental Health Specialist

SUBJECT: LU-22-0023/SPR-22-0104: Spezialy Residence and Driveway Earthwork project

OWNER: Spezialy

PROPERTY ADDRESS: 830 Old Townsite Road

SEC-TOWN-RANGE: 35 -1N -72

The Boulder County Public Health – Environmental Health division has reviewed the submittals for the above referenced docket and has the following comments.

OWTS Application Needed:

1. An onsite wastewater treatment system (OWTS) permit has not been issued by Boulder County Public Health for this property. The owner or their agent (e.g., contractor) must apply for an OWTS permit, and the OWTS permit must be issued prior to installation and before a building permit can be obtained. The OWTS components must be installed, inspected and approved before a Certificate of Occupancy or Final Building Inspection approval will be issued by Community Planning and Permitting (CP&P).
2. Boulder County Public Health must conduct an onsite investigation and review percolation rates, soil conditions and any design plans and specifications prior to OWTS permit issuance. The OWTS absorption field must be located a minimum distance of 100' from all wells, 25' from waterlines, 50' from waterways and 10' from property lines.

This concludes comments from the Public Health - Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: www.SepticSmart.org. If you have additional questions about OWTS, please do not hesitate to contact Jessica Epstein at (303) 441-1138.

Cc: OWTS file, owner, Community Planning and Permitting



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

Wildfire Mitigation Team

MEMO

TO: Sam Walker, Planner II
FROM: Kyle McCatty, Wildfire Mitigation Specialist
DATE: December 29, 2022
RE: Referral Packet and Public Notice for LU-22-0023/SPR-22-0104: Specialty Residence and Driveway Earthwork project at 830 Old Townsite Road.

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

Decades of catastrophic wildfires, research, and case studies have shown that extreme wildfires are inevitable in the forests of Boulder County and across the Western US. Still, the loss of life and homes does not have to be inevitable. The conditions that principally determine if a house ignites occur within 100 feet of the house, including the house itself. That is why Boulder County has such strong wildfire mitigation requirements in our Land Use and Building Code. Boulder County encourages all homeowners to voluntarily take responsibility to mitigate their own home's risk of igniting in a wildfire through Wildfire Partners.

Wildfire Mitigation is required; the proposed project is in [Wildfire Zone 1](#) (the foothills or mountains—approximately west of highways 7, 36, or 93) of the unincorporated portion of Boulder County. The Boulder County Wildfire Mitigation requirements are composed of site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

Site Location

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Limited Impact Special Use and Site Plan Review process. Ideally, all structures should be located as far from property lines as possible to maximize full defensible space—at least 100 feet. Only approximately 40 feet between the residence and the property line is proposed. Therefore, increased ignition-resistant materials are required.

Ignition-Resistant Materials and Construction

Since the proposed development is located within a potentially hazardous area, all exterior building materials (including any proposed decking) must be ignition-resistant construction or better.

Unless the wildfire mitigation risks associated with the site location are mitigated, the following more restrictive increased ignition-resistant exterior materials are required:

- Dual pane tempered glass is required at least within 50 feet of a property line.
- Wood and fire-retardant-treated wood are not allowed.
- Heavy timber (IBC Section 602.4) and log wall construction (see definition in R327) are allowed.
- Deck surface must be an ASTM E84 (UL 723) flame-spread index no greater than 75.

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

For additional ignition-resistant construction information, please contact the Building Safety & Inspection Services Team at 303-441-3926. Refer to the Boulder County publication: [Building with Ignition Resistant Materials](#) for specific requirements. All exterior materials must be clearly noted on the building plans and must be reviewed and approved as “ignition resistant” by the Building Safety & Inspection Services Team.

Defensible Space

Adequate defensible space is required to prevent the spread of fire to and from the structure. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway. Where the property boundary limits Zone 2 (at least 100 feet from structures), Zone 1 (a buffer of at least 30 feet free of conifer trees and other highly combustible vegetation immediately surrounding the home, including all attachments and accessory structures within 30 feet) may need to begin at the home’s dripline. More information can be found by referring to the Colorado State Forest Service publication [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#).

As an alternative to the increased ignition-resistant materials, defensible space can be created and maintained within 100 feet of structures on adjacent US Forest Service lands. On occasion, the US Forest Service has allowed property owners to obtain specific permits/permission to remove vegetation to create and maintain proper defensible space around structures. This is currently done on a case-by-case basis and will be implemented only when necessary. If the owners would like to pursue this option, a wildfire mitigation specialist will work with the property owner to navigate this process.

Follow the Colorado State University [FireWise Plant Materials – 6.305](#), [Fire-Resistant Landscaping – 6.303](#), and Colorado State Forest Service [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#) publications when choosing plants and designing revegetation and landscaping.

Emergency Water Supply

An emergency water supply is required to aid in the defense of the structures from a wildfire and assist in firefighting efforts. This may include, but is not limited to, a hydrant on a public water system, a dry hydrant in a local water source, a community cistern, or an individual cistern. Contact Miles La Hue and Andrew Goldman of the Sugarloaf Fire Protection District for their requirements at cmlahue@yahoo.com, miles@idiam.net, chief@slfpd.org, 303-440-5784, and 303-442-1050. If installing an individual cistern and the Fire Protection District does not have its own installation requirements follow the Boulder County publication: [Emergency Water Supply for Firefighting](#).

Emergency Vehicle Clearance

Emergency vehicle clearance is required to allow for safe ingress and egress of emergency vehicles. Emergency personnel try their best to respond to calls in a timely manner, often while negotiating difficult terrain. Planning for access by emergency vehicles improves safety for homeowners and their families by providing for a more efficient response by firefighters and other emergency personnel arriving on the scene. This is especially important in rural and mountainous areas where response times may be considerably longer than in cities, where emergency services are closer by.

Refer to the Boulder County publication: [Driveway Access for Emergency Vehicles](#) for specific clearance-related requirements.

Timeline

After applying for, but prior to issuance of any permits, a Boulder County Wildfire Mitigation Specialist will contact you to schedule a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking. Based upon the compliance path selected, either a Wildfire Partners Assessment report or a Wildfire Mitigation Plan will be created to describe the wildfire mitigation requirements.

Before scheduling rough framing inspections, the plan's defensible space and water supply portion must be implemented and inspected by the Community Planning & Permitting Department. All trees marked for removal must be cut, and all slash, cuttings, and debris must be removed and/or properly disposed of. The [Fire Sprinkler or Fire Cistern Approval Form](#) must be submitted to the Boulder County Building Safety & Inspection Services at ezbp@bouldercounty.org (or P.O. Box 471, Boulder, Colorado, 80306) after the fire protection district completes the applicable portion of the form. If an individual cistern was required, it must be located on-site in an appropriate location (subject to approval by the fire protection district), fitted with an appropriate dry hydrant connection, and be filled, and tested by the local fire protection district.

At the time of final inspection, all remaining required items in the Wildfire Partners Assessment report or the Wildfire Mitigation Plan are to be fully implemented and inspected. Ground surfaces within three feet of both existing and new structures, and at least 2 feet beyond the driplines of decks, bay windows, and other eaves and overhangs, must be covered with an allowable non-combustible ground cover over a weed barrier material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the [Boulder County Multimodal Transportation Standards](#).

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum land use and building code requirements. I can be reached at 720-564-2625 or via e-mail at kmccatty@bouldercounty.org.



Community Planning & Permitting

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January 19, 2023

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review Team

FROM: Ian Brighton, Planner II; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # LU-22-0023/SPR-22-0104: Spezialy Residence- HOLD REQUEST
 830 Old Townsite Road

Access & Engineering staff has reviewed the above referenced docket and ***requests the review be placed on hold for the following reasons:***

1. The subject property is accessed via County Road (CR) 124J, also known as Old Townsite Road, an unpaved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Jeep. Legal access has been demonstrated via adjacency to this public ROW.
2. Materials submitted by the applicants indicate the proposed access drive crosses the adjacent parcel #145935000025, which is owned by the United State Forest Service (USFS). No access easement was provided allowing the proposed driveway to be constructed on the adjacent property.

At building permit, applicants must provide an access easement to ensure legal use of the adjacent property.

3. There is no evidence an Access Permit has been issued for the subject property. At the time of Building Permit review, an Access Permit will be issued for the new access point at CR 124J. No special application procedure is necessary, the Access Permit will be issued concurrently with the Building Permit.
4. The submitted application materials indicate 1,488 cubic yards of fill and 1,209 cubic yards of cut will be required for the proposed driveway. The proposed driveway must comply with the [Boulder County Multimodal Transportation Standards \(“the Standards”\)](#) for residential development in the mountains, including without limitation:
 - a. Table 5.5.1 – Parcel Access Design Standards (1-Lane Mountain Access)
 - b. Standard Drawing 11 – Private Access
 - c. Standard Drawing 14 – Access with Roadside Ditch
 - d. Standard Drawing 15 – Access Profiles Detail
 - e. Standard Drawing 16 – Access Grade & Clearance
 - f. Standard Drawing 18 – Access Turnaround

g. Standard Drawing 19 – Typical Turnaround & Pullout Locations

The access drive must be between 12 and 18 feet in width, plus an additional 2' horizontal clearance on each side

The emergency access turnaround must be located a minimum of 50 feet from the front of the residence and no greater than 150 feet from the rear of the residence. A minimum 30-foot centerline radius is required for the emergency access turnaround

The access must be surfaced with 4" ABC (Class 6) or other suitable material as approved by the County Engineer

5. The access width, grades, and emergency turnaround as depicted on the site plans provided by the applicant are in compliance with the standards.
6. Emergency access pullouts are required at 400-intervals along access drives. The proposed access drive appears to be over 400 feet in length, however a portion of the drive includes the emergency turnaround. Therefore, an additional pullout is not required.
7. Materials submitted by the applicant indicate a 16% grade for approximately 175 linear feet between station 10+50 and 12+25 as depicted on the plans for the proposed drive. The drive appears to be oriented along an eastern aspect. At building permit, provided a letter verifying solar access stamped by a Colorado-licensed engineer.
8. The proposed access point to Old Townsite Road appears to be near an adjacent property line. A field survey identifying all property boundaries within the proposed area of disturbance is required prior to construction.
9. **At building permit**, a Drainage Study is required that clearly shows how the proposed development impacts the existing and proposed drainage on the site. The study must show that the existing culvert at the access point is sized appropriately to accommodate the runoff from the watershed above.
10. Appropriate erosion control measures such as silt fences shall be installed downslope and parallel to contours for all disturbed areas including staging areas. The location and types of erosion control shall be shown on site plans submitted for building permit approval.
11. Final grade cuts and fills shall not be steeper than a 1-½ to 1 slope. Grades steeper than a 1-½ to 1 slope will need to be supported by a retaining wall. Retaining walls or series of walls greater than four feet in height, as measured from the bottom of the footer to the top of the wall, require building permits for construction. Steep sloped areas of stable exposed bedrock are acceptable in lieu of constructing a retaining wall. At permitting, the height of the retaining wall must be provided and, if greater than four feet in height, wall details must be designed and stamped by a qualified Colorado-licensed professional engineer. Calculations shall be submitted for all retaining walls over 6 feet in height.
12. During construction (i.e. during the day while work is being performed), all vehicles shall be parked on site or to one side of Old Townsite Road so as to not impede the travel way.

This concludes our comments at this time.



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
 303-678-6200 • POSinfo@bouldercounty.org
 www.BoulderCountyOpenSpace.org

TO: Sam Walker, Land Use Department
FROM: Ron West, Natural Resource Planner
DATE: February 7, 2023
SUBJECT: Docket LU-22-0023/SPR-22-0104, Spezialy, 830 Old Townsite Road

Site Conditions

Staff has reviewed the submitted materials, and has visited the locale many times in the past. The 9-acre parcel is dominated by mixed conifer forest, with small areas of aspen. Slopes are steep, mostly east-facing, and an intermittent creek crosses the western end of the parcel.

County Comprehensive Plan Designations

The parcel has the following designations in the Boulder County Comprehensive Plan, and from other resource inventories.

- Wildlife Migration Corridor – primarily for elk
- Significant Natural Community – aspen woodland
- Adjacent to Public Lands – US Forest Service, on nearly all sides

Discussion

Between 2016 and 2018, significant grading occurred on the parcel, with the cutting of trees. This is a linear feature -- along most of the length of the mining claims -- which seems to “begin” at the intermittent creek. In the middle of this line is a wider area with substantial clearing. This apparently was done by previous landowners, but why it was done is unknown. It may be important to understand the reason for this disturbance. This large area (about 0.3 acres) must be revegetated as part of the Revegetation Plan – see below.

The entire proposed development area has relatively steep slopes and substantial cut and fill is almost unavoidable. Though these cut and fill slopes are extensive, they are “localized” in the far eastern end of the parcel. Overall, staff does not foresee significant natural resource impacts as long as adequate erosional BMP’s are incorporated and maintained during construction.

This additional house -- and where it is located within the greater landscape when compared to other existing houses -- would not pose a significant impact to the elk migration corridor.

A limited area of aspen woodland would also be impacted, but this also is not significant. Adjacent public lands should not be impacted.

Recommendations

- Given the extensive, proposed 2:1 and 1:1 cut and fill slopes, could selective retaining walls lessen some of this areal extent, particularly on the driveway, and near the leach field?
- A Revegetation Plan is required that includes native grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging areas, driveway, utility lines, and septic system), locations of silt fence or erosion control logs down slope of all disturbed areas, and matting requirements on greater than 2:1 slopes. *Revegetation must include the linear disturbance area referenced above.*
- Any straw used for mulching, or straw bales used for erosion control, must be certified weed-free. (Hay, containing seeds, cannot be used.)