



# 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.gov](http://www.bouldercounty.gov)

## August 15, 2023 Business Meeting Memo

**STAFF PLANNER:** Sam Walker – Planner II

### SPR-22-0074: Rea Residence

Request: Site Plan Review to deconstruct the existing residence and accessory structures, before constructing a new 3,330 sq. ft. residence and 394 sq. ft. carport on a 1-acre parcel where the presumptive size maximum is 3,429 sq. ft.

Location: 1432 Wonderview Court

Zoning: Rural Residential (RR) Zoning District

Applicant: Fanas Architecture

Owner: Michael Rea

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### SUMMARY

On July 19, 2023, the Community Planning & Permitting Department issued a Determination Letter conditionally approving SPR-22-0074 Rea Residence. Following the issuance of the Determination Letter, staff received several public comments raising issues with the approval. On August 2, 2023, Commissioner Loachamin requested that the application be called up to a Business Meeting to determine whether or not a public hearing for the proposal should be held. Staff request that the Board of County Commissioners determine whether or not a public hearing shall be held for SPR-22-0074 Rea Residence.

### DISCUSSION

SPR-22-0074 Rea Residence was originally referred on September 27, 2022. Following the referral of the application, staff received several comments from nearby property owners raising concerns with the proposed location of the residence and potential negative impacts to an irrigation lateral crossing the parcel (See Attachment B). Referral responses from the Boulder County Parks & Open Space Department and City of Boulder Open Space & Mountain Parks (included as part of Attachment A) also raised concerns regarding the proximity of the proposed development to the Sombrero Marsh, which is located directly to the east of the subject parcel.

Following discussion with staff regarding these concerns, the applicants submitted a revised plan set that included a dimensioned illustration of newly proposed well and septic locations on the subject parcel as well as the two parcels to the south (which were under concurrent review as SPR-22-0075 and SPR-22-0076) and also included the location of the well and septic system on the adjacent parcel to the north. This plan was intended to illustrate the necessity of shifting the proposed residence

much further to the east than the existing residence that was to be removed. The applicants stated that they had concerns with the potential impacts of a new septic system being placed more closely to the Sombrero Marsh.

Staff still had substantial concerns relating to this proposed shift in development location because it was out of character with the development patterns in the neighborhood, but deferred to the applicants' engineered septic design and comments from the Boulder County Public Health as sufficient justification for a change in location for the residence, ultimately approving the residence location proposed by the applicants.

Following the issuance of the Determination Letter, staff received several additional comments from nearby property owners which raised concerns that the approved residence location conflicts with the existing neighborhood character. Within the surrounding defined neighborhood, residences are located much closer to the road than the applicants have proposed (as was discussed in detail in the attached Determination Letter). These comments were forwarded to the Board of County Commissioners, and the application was called up on Wednesday, August 2, 2023.

Staff requests that the Board of County Commissioners **determine whether or not a public hearing will be held for SPR-22-0074 Rea Residence.**



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**Claire Levy** County Commissioner

**Marta Loachamin** County Commissioner

**Ashley Stolzmann** County Commissioner

7/19/2023

Jamie Michal  
 2930 Broadway #106  
 Boulder, CO 80304

David P. Rea  
 372 Lefthand Canyon Drive  
 Boulder, CO 80302

Dear Applicant(s):

This letter certifies that in accordance with section 4-800 of the Boulder County Land Use Code, the Boulder County CPP Director has Approved with Conditions the site plan for the following, effective July 19, 2023.

**Docket: SPR-22-0074 Rea Residence**

**Request:** ORIGINAL: Site Plan Review to deconstruct the existing residence and accessory structures, before constructing a new 3,350 sq. ft. residence and 375 sq. ft. carport on a 1-acre parcel where the presumptive size maximum is 3,429 sq. ft.  
 APPROVED: Site Plan Review to deconstruct the existing residence and accessory structures, before constructing a new 3,330 sq. ft. residence and 394 sq. ft. carport on a 1-acre parcel where the presumptive size maximum is 3,429 sq. ft.

**Location:** 1432 WONDERVIEW COURT

**Zoning:** Rural Residential

**Applicant:** Jamie Michal

This is a Conditional Approval made by the CPP Director, and is not final until a 14-day referral period has transpired. During the next 14 days, the Board of County Commissioners (BOCC) may choose to call this docket up for a public hearing. If no hearing is required, this letter will serve as the final determination. Building, grading and access permits will be subject to any and all conditions of approval.

If the BOCC should decide to modify the CPP Director's approval, or determines that further review is necessary, a public hearing will be held. Upon completion of the public hearing and approval by the BOCC, if a building, grading or access permit has been applied for, it will continue in the process and permits may be issued subject to any and all conditions of approval.

In the event that you wish to appeal any conditions of the CPP Director's determination, you are entitled to appeal the determination to the BOCC. You must file an appeal for this purpose with the CPP Department in writing no later than 14 days after the date of this letter. If an appeal is requested, the BOCC will review the CPP Director's determination at a public meeting.

Please be aware that the attached Conditions of Approval become final if the docket is not called up by the BOCC at the end of the 14-day review period. There are no other administrative means to appeal. If you wish to resubmit information with regards to complying with any of the attached Conditions of Approval, and have this information reviewed for approval by staff prior to the end of the 14-day review period, your submissions must be received by the office no later than 10 days from the date of this letter.

Site Plan Review approval is valid for three years from the date of this letter although any changes in County regulations could affect the proposal prior to application for a building permit. In order to be issued a building permit, the project must comply with all policies and regulations in effect at the time of permit application.

A Building Permit cannot be issued for this project until the applicable conditions above have been met. Furthermore, a Certificate of Occupancy cannot be issued for this project until the applicable conditions above have been met. A SPR inspection will need to be scheduled with this department prior to the issuance of a Certificate of Occupancy. None of the conditions of approval will be waived or a Certificate of Occupancy issued for this project based upon the applicant's need to meet financial obligations (i.e., construction cost overruns or loan closing dates). Any future additions to the approved structure, regardless of size, will require SPR approval to amend this SPR.

The Public Notice sign must remain posted for 14 days after the date of this letter and then returned to the CPP Department in a timely manner after this date. Or, if your Site Plan Review application requires a public hearing, please return the sign after the final public hearing. We will begin processing a refund for the \$25 sign deposit when your sign is returned, and a check will be mailed to you within approximately 2 weeks.

Please carefully review the attached conditions of approval. Compliance with these conditions will be confirmed as is necessary throughout the process.

Sincerely,



Samuel Walker  
Planner II



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APPLICATION #: SPR-22-0074  
 APPLICANT: Rea Residence  
 PROJECT LOCATION: 1432 Wonderview Court  
 PROJECT SUMMARY: ORIGINAL: Site Plan Review to deconstruct the existing residence and accessory structures, before constructing a new 3,350 sq. ft. residence and 375 sq. ft. carport on a 1-acre parcel where the presumptive size maximum is 3,429 sq. ft.  
 APPROVED: Site Plan Review to deconstruct the existing residence and accessory structures, before constructing a new 3,330 sq. ft. residence and 394 sq. ft. carport on a 1-acre parcel where the presumptive size maximum is 3,429 sq. ft.

### CONDITIONS OF APPROVAL

Article 4-806 of the Land Use 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. *Only those standards applicable to this project are included in this list.*

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 from the parcel, excluding parcels inside municipal boundaries, platted subdivisions with seven or more developed lots, and any mapped townsites.

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*

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*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 3,429 square feet.

<b>Median (total residential floor area) in the defined neighborhood*</b>	2,743 square feet
<b>125% of the median residential floor area in the defined neighborhood</b>	3,429 square feet
<b>Total existing residential floor area on the subject parcel*</b>	1,990 square feet
<b>Total proposed residential floor area</b>	3,330 square feet

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

#### B. APPROVED SIZE

<b>RESIDENTIAL FLOOR AREA*</b>	
<b>Total existing residential floor area on the subject parcel to remain</b>	None (existing residence and outbuildings to be deconstructed)
<b>Approved NEW residential floor area</b>	Approximately 3,330 square feet
<b>TOTAL approved resulting residential floor area</b>	Approximately 3,330 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 Boulder County Assessor's record indicates that existing floor area on the parcel totals approximately 3,653 square feet, including a 1,990-square-foot residence and approximately 1,663 square feet of non-residential outbuildings. The applicants propose to deconstruct all existing structures on the parcel before constructing a new residence and carport. The residence will consist of a 1,965-square-foot first floor and 1,366-square-foot second floor, while the attached carport will be 394 square feet in size. Per Art. 18-189D of the Land Use Code, carports are exempted from the calculation of residential floor area up to 400 square feet, and therefore the approved total residential floor area for the parcel does not include the 394-square-foot carport. Staff supports the size as proposed because it is under the presumptive size limitation and because the resulting size of 3,330 square feet (all above grade and visible) is compatible with the general character of the defined neighborhood.

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## C. DECONSTRUCTION OF EXISTING RESIDENCE AND OUTBUILDINGS

To comply with the [Boulder County Building Code](#), a Deconstruction Plan is required at the time of building permit submittal for the deconstruction of the existing residence and outbuildings. Deconstruction consists of salvaging materials from an existing structure and the recycling, resale, or reuse of the materials as an alternative to sending them to a landfill. In addition to the deconstruction of existing residential structures, all construction jobsite wood, scrap metal, cardboard, and concrete must be recycled. There are several means by which the existing residence may be removed, reused, and/or the building materials recycled. Please contact the [Resource Yard](#) at 303-419-5418 and the Building Safety & Inspection Services Team at 303-441-3926 for more information on deconstruction, local deconstruction contractors, and reuse/recycling of building materials.

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

### ACCESS REQUIREMENTS

The subject property is accessed via Wonderview Court, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Local Secondary. Legal access has been demonstrated via adjacency to this public ROW.

There is no evidence of an existing Access Permit. An Access Permit will be issued at the time of building permit review. No special application procedure is necessary, the Access Permit will be issued concurrently with the Building Permit.

Revised plans submitted by the applicant don't clearly indicate the location of the emergency turnaround, however the intersection of the carport drive and main drive appears to meet the Boulder County Multimodal Transportation Standards (the Standards).

*At building permit*, the submitted plans must include the location and dimensions of an emergency turnaround that complies with the Standards, or illustrate how the dimensions of a compliant turnaround would fit into the proposed driveway design. If the residence is less than 150 feet from Wonderview Court, an emergency turnaround is not required.

*Prior to issuance of a Certificate of Occupancy*, the Community Planning & Permitting Department must verify that the access and driveway has been constructed to meet the Parcel Access Design Standards in the [Boulder County Multimodal Transportation Standards](#).

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*

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***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 Boulder County Comprehensive Plan identifies the eastern third of the subject parcel as an area with Very High Swelling Soil Potential, but development in swelling soils is common in the plains areas of the county, and the residence is located as far to the west on the parcel as possible to allow an adequate septic system design. Therefore, staff find 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 2 (eastern area of unincorporated Boulder County). In response to catastrophic wildfire events of the recent past and continued hazards of a changing climate, on May 12, 2022, the Board of County Commissioners adopted revisions to the Boulder County Building Code to ensure a minimum level of ignition resistance for all structures in Wildfire Zone 2. The approved updates to the Building Code took effect on June 6, 2022, and require the use of ignition-resistant materials for construction and a minimum three-foot non-combustible perimeter around the structure. Please contact the Building Division to learn more about the updated ignition-resistant construction requirements included in the Building Code Amendments.

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 but not limited to hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies.***

Revised plans submitted by the applicant dated May 30, 2023, indicate grading up to the north boundary line. Section J108 of the 2015 International Building Code prohibits grading within 2 feet of all property lines.

The subject parcel is less than three acres in size and has been evaluated for compliance with Section 1200 of the Boulder County Storm Drainage Criteria Manual (SDCM).

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Exceptions to the full-spectrum detention and permanent water quality requirements may be granted for small single-family residential parcels provided Low-Impact Development (LID) principles are included in the design. Plans submitted by the applicant dated May 30, 2023, indicate a change in grading such that drainage to the north of the proposed residence will leave the subject property prior to infiltration. Applicants must maintain historic drainage.

***At building permit***, provide updated plans demonstrating that historic drainage is maintained as well as compliance with SDCM Section 1202 Low Impact Development such that at least 20 percent of the total impervious area of all new development and redevelopment sites drain to a pervious area equal to at least 10 percent of the total impervious surface area of the development site, prior to discharging from the site. The updated plans must also show that no grading will take place within two feet of any property line.

## **STORMWATER MANAGEMENT PLAN**

Prior to, or at the time of the application for a building permit, submit two (2) copies of a stormwater management plan to the Community Planning & Permitting Department. The storm water management plan must be stamped and signed by a civil engineer licensed in the State of Colorado, and must conform to the provisions of the [Boulder County Storm Drainage Criteria Manual](#).

***Prior to issuance of building or grading permits***, the stormwater management plan must be reviewed by the Community Planning & Permitting Department.

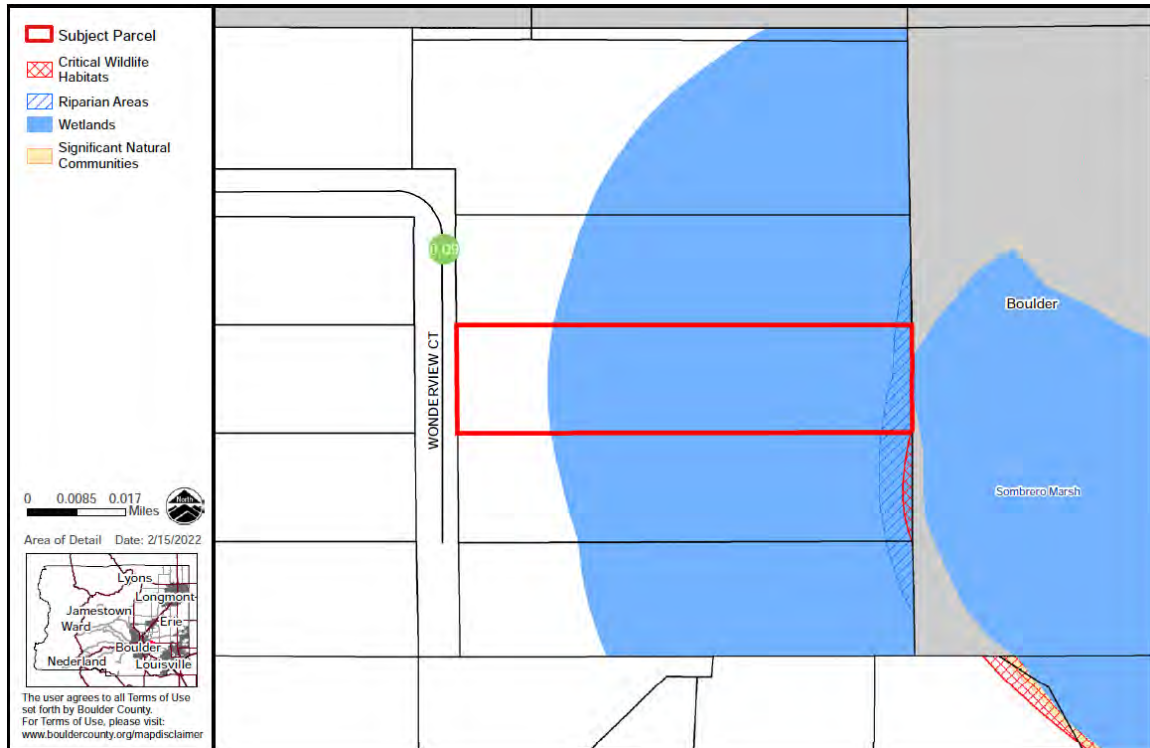
7. ***The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the site plan 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.***

The Boulder County Comprehensive Plan identifies the eastern two-thirds of the subject parcel as a wetland area, as shown in Figure 1 below. As illustrated in Figure 2, the application materials included a wetland report indicating that the only actual wetlands extend onto a small area of the southern adjacent parcel. No development is proposed to take place in the wetlands identified by the applicant's report.

The referral response submitted by the Boulder County Parks & Open Space (BCPOS) Department expressed significant concerns around allowing further encroachment of development toward the Sombrero Marsh to the east, even if no development will actually encroach physically on identified wetlands. Staff originally explored a requirement to shift the residence location further to the west to mitigate impacts to the wetlands and increase compatibility with the surrounding neighborhood, but the applicants' septic design exhibit indicates that the totality of the development will be located as far as possible from the wetland while allowing for an adequate septic system

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design. Therefore, staff do not find any conflicts with this standard because the septic system and residence have been designed to be located as far as possible from the wetlands to the east.



*Figure 1: Comprehensive Plan map showing identified wetland area shaded in blue*



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Figure 2: Wetlands Delineation Map included with the application materials indicating the location of actual wetlands on 1412 Wonderview Court, which is the southern adjacent property to the subject parcel.

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.*

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	<b>APPROVED</b>
<b>Location</b>	As shown in the revised application materials dated 05/30/2023
<b>Elevations</b>	As shown in the revised application materials dated 05/30/2023
<b>Height</b>	Maximum 29' from existing grade
<b>Exterior Materials</b>	As shown on the revised application materials dated 05/30/2023
<b>Exterior Colors</b>	As shown on the revised application materials dated 05/30/2023
<b>Exterior Lighting</b>	As shown on the revised application materials dated 05/30/2023

The submitted application materials include an existing site plan exhibit indicating that the existing (to be deconstructed) residence is located at an approximate 49' 8" setback from the western (front) parcel boundary (See Figure 3, below). The original proposal for redevelopment of the subject parcel indicated that the new residence would be located at a much larger setback of 193' 7" from the western parcel boundary.

Staff raised concerns that such a substantial setback would be significantly out of character with the existing pattern of development in the defined neighborhood, where nearly all of the residences are located very close to the front property line and have expansive rear yards. The adjacent property owner to the north also submitted comments expressing concerns with the proposed location of the residence, indicating that it would not match the character of the neighborhood and would present an imposing façade over their back yard.



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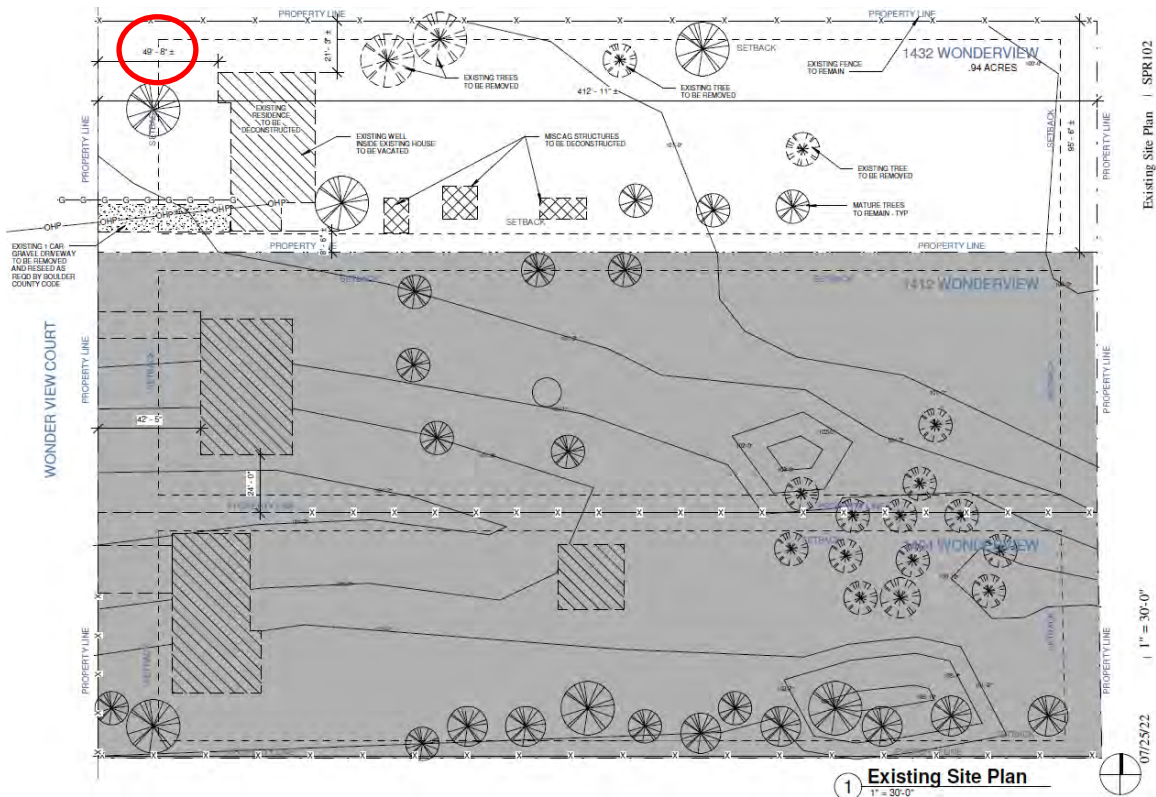


Figure 3: Existing site plan submitted with the original application materials indicating a 49' 8" setback for the existing residence, as well as similar setbacks on nearby parcels to the south.

The applicants contended that the substantial increase in front-yard setback was necessary to provide space for the required septic system drain field, which they stated should be on the western side of the residence in order to avoid negative impacts to the Sombrero Marsh to the east. As part of a revised application submittal, the applicants included a Site Evaluation and Engineered Septic System Design exhibit that dimensioned a septic system and indicated required setbacks from the system to other systems and wells on the subject and nearby parcels. The revised plans also included new elevations, and slightly changed the proposed setback to the western parcel boundary from 193' 7" (original proposal) to 193' 5.5" (revised proposal).

Staff do not have visual concerns with the revised elevations (dated 05/30/2023) and they are approved as proposed, subject to the conditions relating to exterior colors, materials, and lighting described below.

Staff still have significant concerns regarding the substantial change in the setback between the residence and the western parcel boundary because the predominant pattern of development within the defined neighborhood places residences much closer to the front property line than has been proposed by the applicant. The proposed location would conflict with the visual character of the defined neighborhood, would pose a negative visual impact to the adjacent northern neighbor, and is a cause for concern related to impacts on the Sombrero Marsh as described in the BCPOS referral response.

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However, the Site Evaluation and Engineered Septic Design provided with the revised application materials indicates that the best location for the required septic system is on the west side of the residence. The revised submittal also included an overall conceptual site plan for the subject parcel and two adjacent parcels to the south (which are also under active Site Plan Review) to illustrate that the increased setback was a function of the required setbacks between the septic systems and water wells on all three parcels. Therefore, the proposed location for the residence is approved as proposed in the revised application materials described in the chart above.

#### **A. HEIGHT VERIFICATION**

Because the proposed height of the structure is within two feet of the maximum allowed 30 feet above existing grade, a licensed Surveyor must complete a Height Survey Verification Form.

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 or grading permits*, the [first part of the Height Survey Verification form](#) is 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.

#### **B. 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.

*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.

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### C. EXTERIOR COLORS AND MATERIALS

The revised elevations indicate that the exterior of the proposed residence will use Tan or Cream-colored stone veneer, Gunmetal Gray metal, and white cement board for the siding, while the roof will be a combination of EPDM membrane and Charcoal Grey standing seam metal. These colors and materials are approved as proposed, but samples must be provided to ensure visual impacts of the development are minimized and that the development blends in with the natural environment and neighborhood character of the surrounding area. All materials should have a matte, non-reflective finish. This ensures 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 issuance of building permits*, submit to the Community Planning & Permitting Department for review and approval, one set of digital samples of all exterior colors and materials to be used including roof, siding and trim. Samples should 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 Community Planning & Permitting Department must inspect and verify that the approved color samples are used on the new structure.

### D. EXTERIOR LIGHTING

The locations of exterior lighting fixtures were not provided in the application, although the revised elevations indicated that exterior lighting fixtures would be dark-sky compliant (and illustrated a fixture that appears to meet county standards).

*Prior to issuance of building permits*, one copy of a proposed lighting plan must be submitted to the Community Planning & Permitting Department for review and approval. [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. The lighting plan must indicate the location of all exterior fixtures on the site and structure, and must include cut sheets (manufacturer's specifications with picture or diagram) of all proposed fixtures. The lighting 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 lighting plan must be inspected and approved by the Community Planning & Permitting Department.

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- 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 locations shown on the site plan dated May 30, 2023 are approved as proposed.

**B. EARTHWORK AND GRADING**

The following earthwork and grading requirements are approved.

<b>Driveway Earthwork:</b>	105.24 cubic yards fill
<b>Foundational Earthwork:</b> (exempt from 500 cubic yards threshold)	12.49 cubic yards cut and 183.87 cubic yards backfill

**C. GRADING NARRATIVE**

The application materials indicate that construction of the residence will require 12.49 cubic yards of foundation cut and 183.87 cubic yards of backfill. 105.24 cubic yards of other fill is proposed on site to construct the driveway and emergency turnaround. This earthwork is approved as proposed.

**D. UTILITIES**

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).

***Prior to issuance of building and grading permits***, submit to the Community Planning & 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.

***At the time of building inspections***, full installation of the utilities per the approved plan must be inspected and confirmed by the Community Planning & Permitting Department.

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

**A. REVEGETATION PLAN**

The revegetation plan included with the revised application materials appears to adequately address revegetation and erosion control on the subject parcel, and is approved as proposed.

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## **B. EROSION CONTROL**

Due to the proximity of the wetlands to the area of disturbance as well as a ditch lateral on the east side of the property, erosion control logs (ECLs) must be installed downslope of all disturbed areas and parallel to existing contours. The ECLs must remain in place throughout the construction process until revegetation has been established. Silt barrier construction shall be in accordance with the Colorado Storm Water regulations (see our [silt barrier](#) handout). If any surface water is channeled around or through the disturbed areas, anchored straw bale barriers shall also be installed to filter and slow channeled flow.

*Prior to issuance of building or grading permits*, details regarding the placement and construction of the silt barrier must be submitted to and approved by the Community Planning & Permitting Department. The placement and profile of the silt fence may be shown on the Revegetation Plan. The silt fence must be installed before construction commences and remain in place until vegetation is sufficiently established on the disturbed soil.

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

*At the time of the footing foundation inspection and all subsequent inspections*, the Community Planning & Permitting Department must confirm the silt barrier location and materials have been installed as required per the approved plans. Any other areas on site are subject to installation of silt fences, if needed.

- 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.***

Although the existing principal structure on the property is proposed to be replaced by a larger structure in a new location, staff does not foresee a significantly greater impact with regards to the Site Plan Review standards if the new residence is constructed as conditioned.

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

As conditioned this proposal will be consistent with the Comprehensive Plan, intergovernmental agreements, and this Code.

## **ADDITIONAL REQUIREMENTS AND INFORMATION:**

**BUILDING PERMIT:** A building permit, plan review, inspection approvals, and a Certificate of Occupancy ("C.O.") are required for the proposed residence. A separate building permit is required for deconstruction and for the fire pits. Gas fire pits need to be offset with onsite renewables. Please refer to the county's [adopted 2015 editions of the International Codes and code amendments](#).

SPR-22-0074: Rea Residence  
 1432 Wonderview Court  
 Page 14 of 15  
 July 19, 2023

**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.

**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.

**DESIGN WIND AND SNOW LOADS:** The design wind and ground snow loads for the property are 155 mph (Vult) and 40 psf, respectively.

**ELECTRIC VEHICLE CHARGING OUTLET:** Boulder County Building Code requires:

- a. R329.1 Electric vehicle charging pre-wire option. In addition to the one 125- volt receptacle outlet required for each car space by NEC Section 210.52(G)(1.), every new garage or carport that is accessory to a one- or two-family dwelling or townhouse shall include at least one of the following, installed in accordance with the requirements of Article 625 of the Electrical Code:
  - i. A Level 2 (240-volt) electric vehicle charging receptacle outlet, or
  - ii. Upgraded wiring to accommodate the future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet, or
  - iii. Electrical conduit to allow ease of future installation of a Level 2 (240- volt) electric vehicle charging receptacle outlet.

#### **PUBLIC HEALTH ONSITE WASTEWATER TREATMENT SYSTEM**

**REQUIREMENTS:** BCPH issued a repair permit for the installation of an absorption bed system on 5/16/22. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 5- bedroom house. BCPH has not approved the installation of the OWTS to date.

The OWTS 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).

Setbacks between all buildings and the OWTS serving this property and OWTS serving neighboring properties, must be in accordance with the Boulder County OWTS Regulations, Table 7-1.

Heavy equipment should be restricted from the surface of the absorption field during construction to avoid soil compaction, which could cause premature absorption field



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1432 Wonderview Court  
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malfunction. Caution should be used in conducting trenching and excavation activities so that sewer lines and other OWTS components are not damaged.

**DECONSTRUCTION (INSTEAD OF DEMOLITION) OF EXISTING RESIDENCE AND OUTBUILDINGS/JOBSITE WASTE REDUCTION & RECYCLING:** To comply with the [Boulder County Building Code](#), the existing residence and outbuildings must be deconstructed and a Deconstruction Plan will be required at the time of building permit submittal. Deconstruction consists of salvaging materials from an existing structure and the recycling, resale, or reuse of the materials as an alternative to sending them to a landfill. In addition to the deconstruction of existing residential structures, all construction jobsite wood, scrap metal, cardboard, and concrete must be recycled. There are several means by which the existing residence may be removed, reused, and/or the building materials recycled. Please contact the [Resource Yard](#) at 303-419-5418 and the Building Safety & Inspection Services Team at 303-441-3926 for more information on deconstruction, local deconstruction contractors, and reuse/recycling of building materials.



## 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](mailto:planner@bouldercounty.org)  
Web: [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)  
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.  
Tuesday 10 a.m. to 4:30 p.m.

### Shaded Areas for Staff Use Only

Intake Stamp

## 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 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) 1432 Wonderview Ct.			
Subdivision Name TR SOUTH CENTRAL NBR 145 820			
Lot(s)	Block(s)	Section(s) 34	Township(s) 1N Range(s) 70
Area in Acres .094	Existing Zoning RR - Rural Residential	Existing Use of Property Residential	Number of Proposed Lots 1
Proposed Water Supply City Water		Proposed Sewage Disposal Method Septic System	

### Applicants:

Applicant/Property Owner David Rae		Email	
Mailing Address			
City	State	Zip Code	Phone
Applicant/Property Owner/Agent/Consultant Elizabeth Smith, Fanas Architecture		Email elizabeth@fanas.us	
Mailing Address 2930 Broadway #106			
City Boulder	State CO	Zip Code 80304	Phone 303.444.5380
Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone

### 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	Printed Name David Rae	Date 07/20/2022
Signature of Property Owner	Printed Name	Date

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





# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

Vicinity

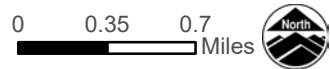
1432 WONDERVIEW

Subject Parcel

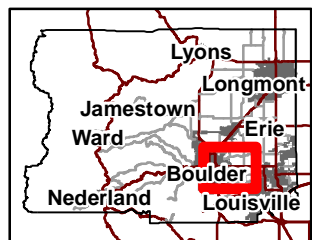
Municipalities

**Subdivisions**

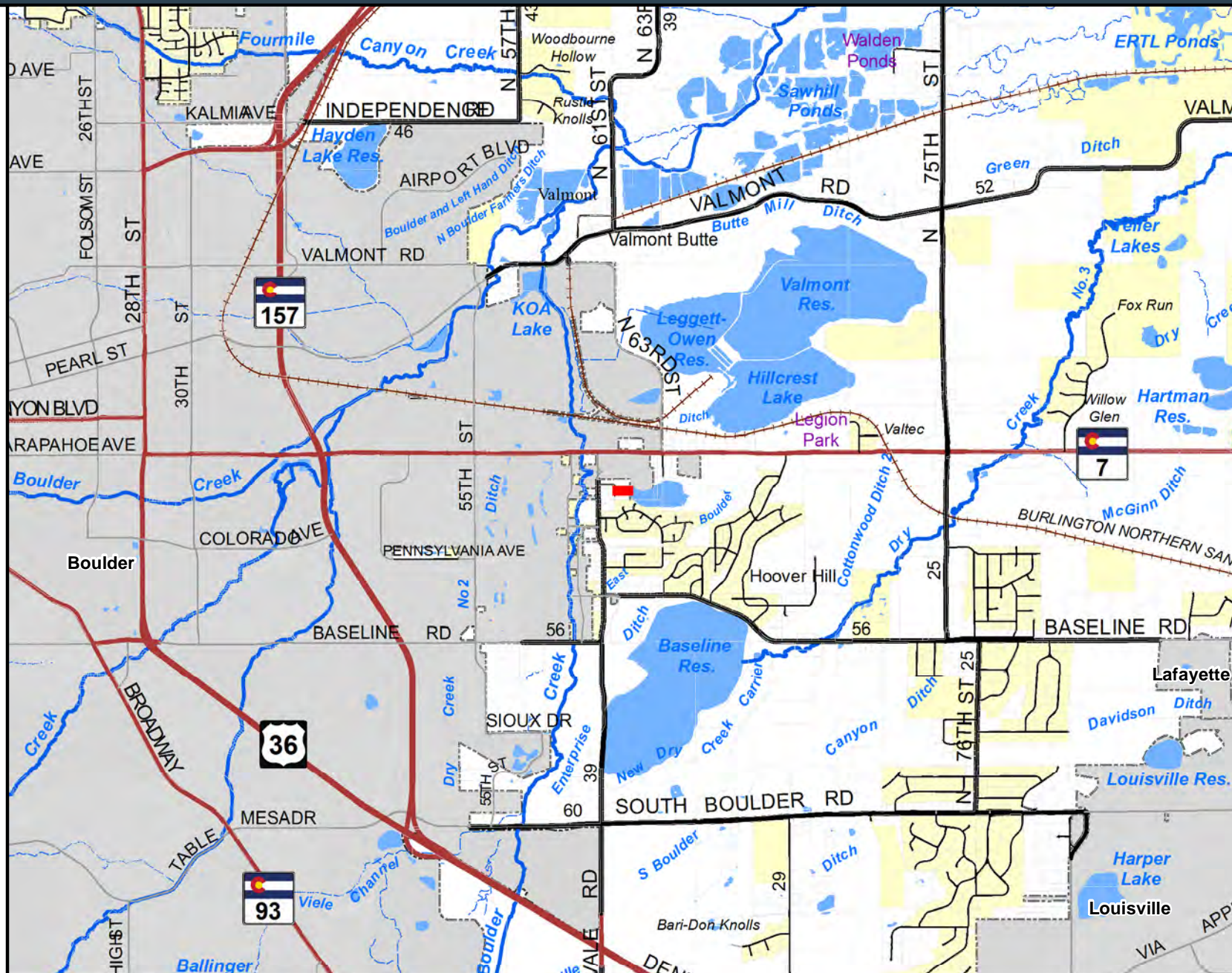
Subdivisions



Area of Detail Date: 2/15/2022



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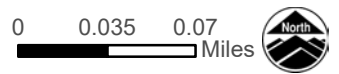
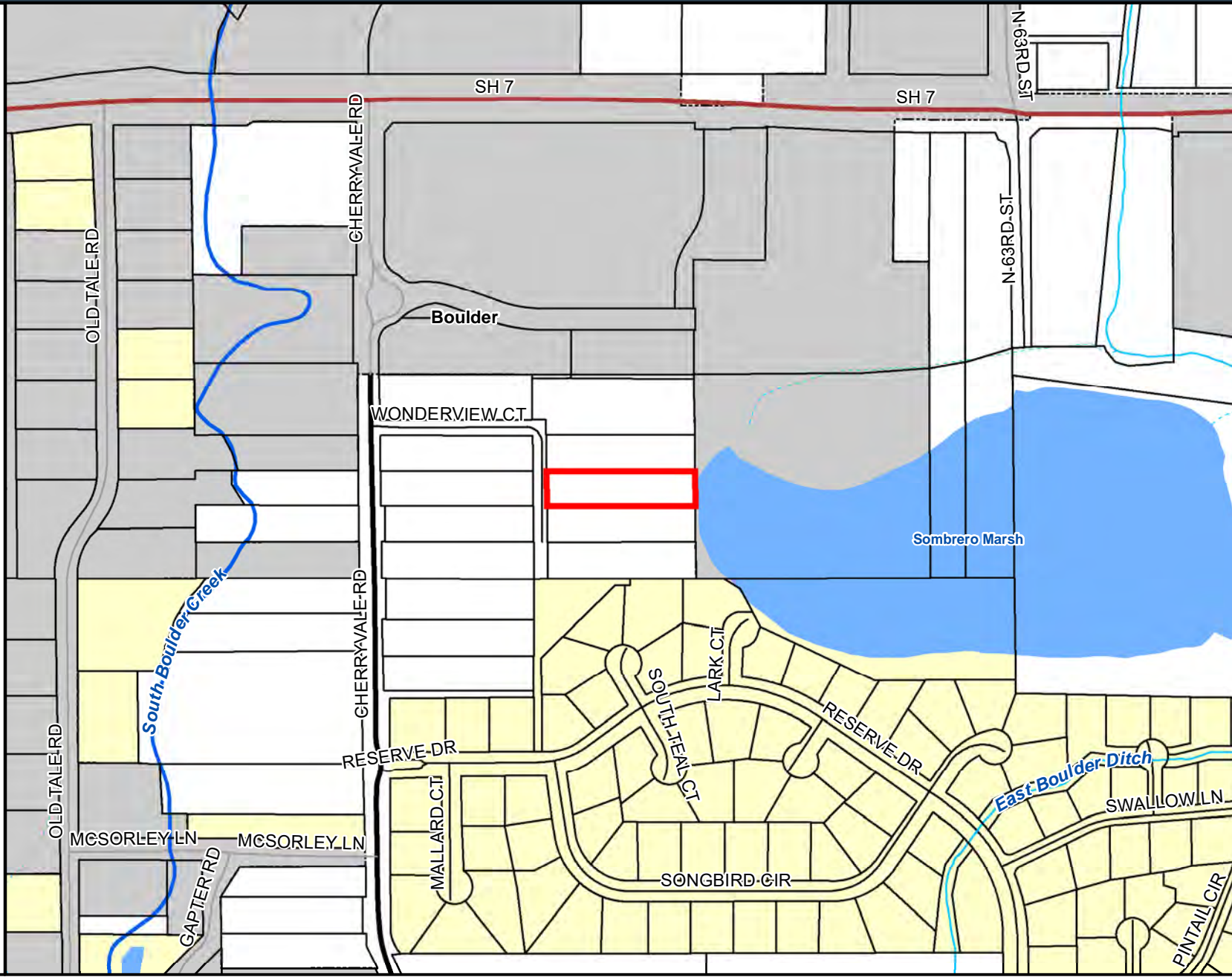
# Community Planning & Permitting

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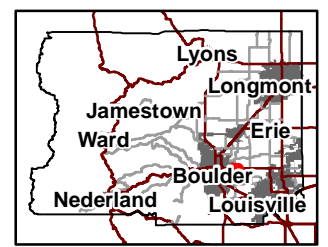
Location

1432 WONDERVIEW

-  Subject Parcel
- Subdivisions**
-  Subdivisions



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Aerial

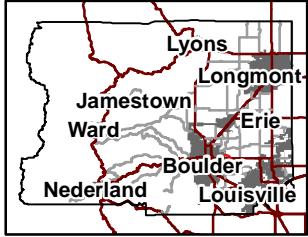
1432 WONDERVIEW

 Subject Parcel

0 0.005 0.01  
Miles



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# Community Planning & Permitting

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Aerial

1432 WONDERVIEW

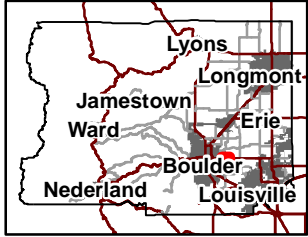
 Subject Parcel



0 0.05 0.1 Miles



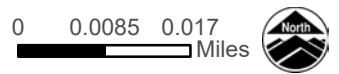
Area of Detail Date: 2/15/2022



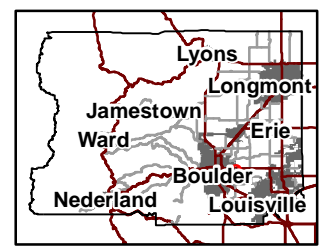
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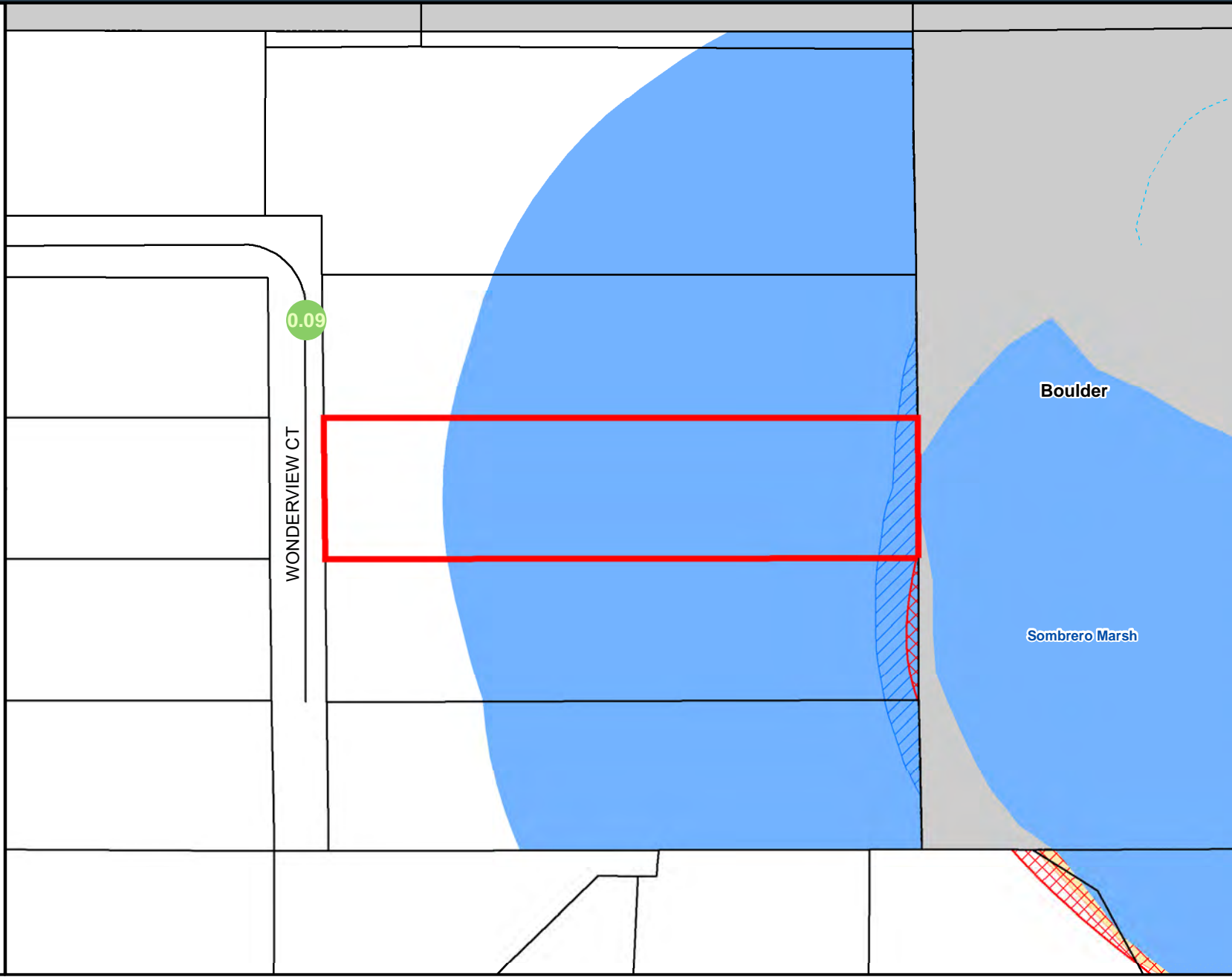
- Subject Parcel
- Critical Wildlife Habitats
- Riparian Areas
- Wetlands
- Significant Natural Communities



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Public Lands & CEs

1432 WONDERVIEW

Subject Parcel

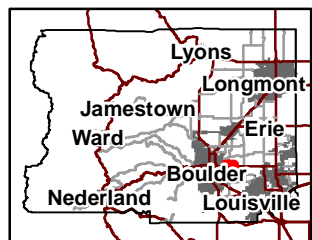
## Boulder County Open Space

- County Open Space
- City Parks and Open Space
- OSMP Properties
- Other Open Space

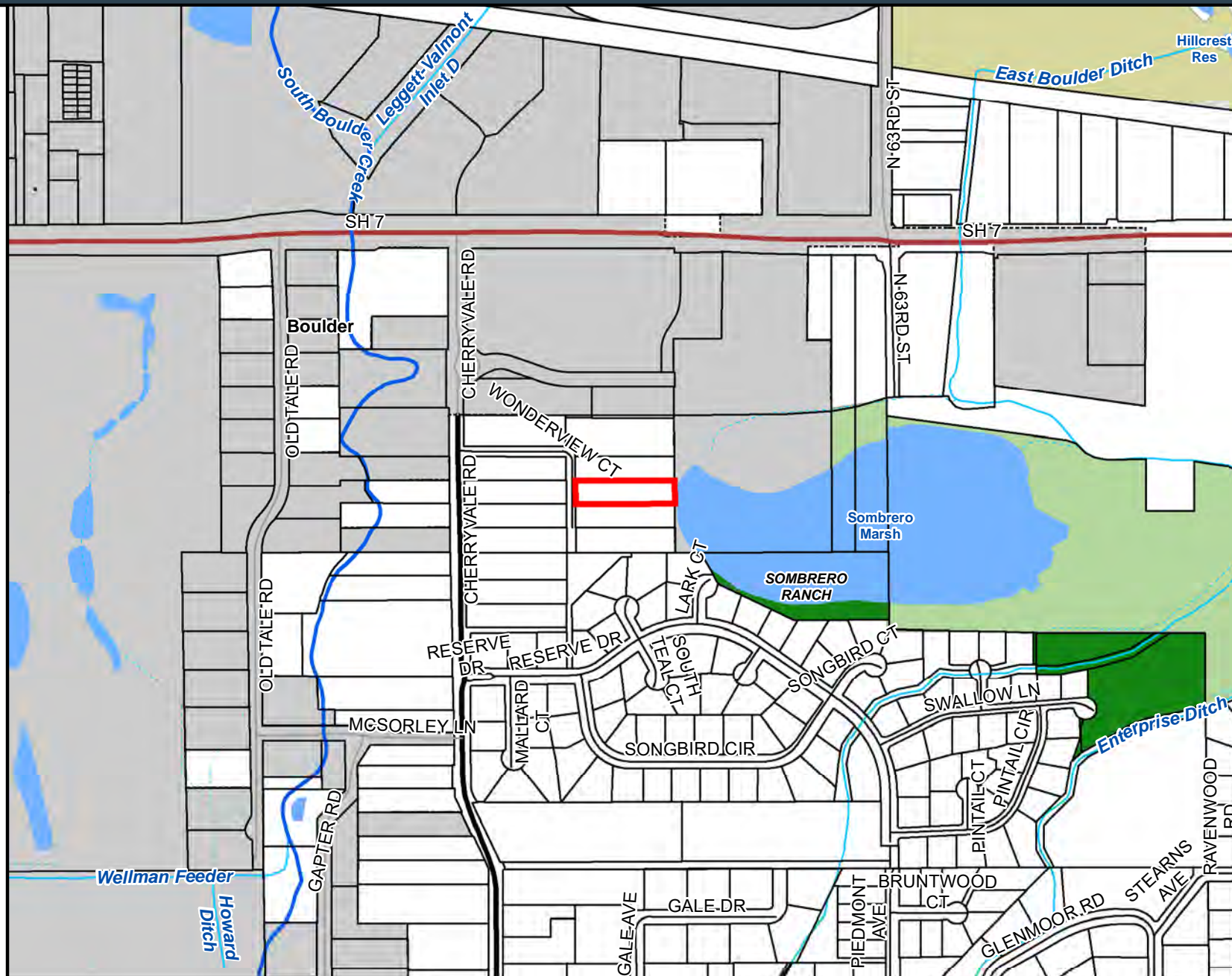
0 0.05 0.1 Miles



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# Community Planning & Permitting

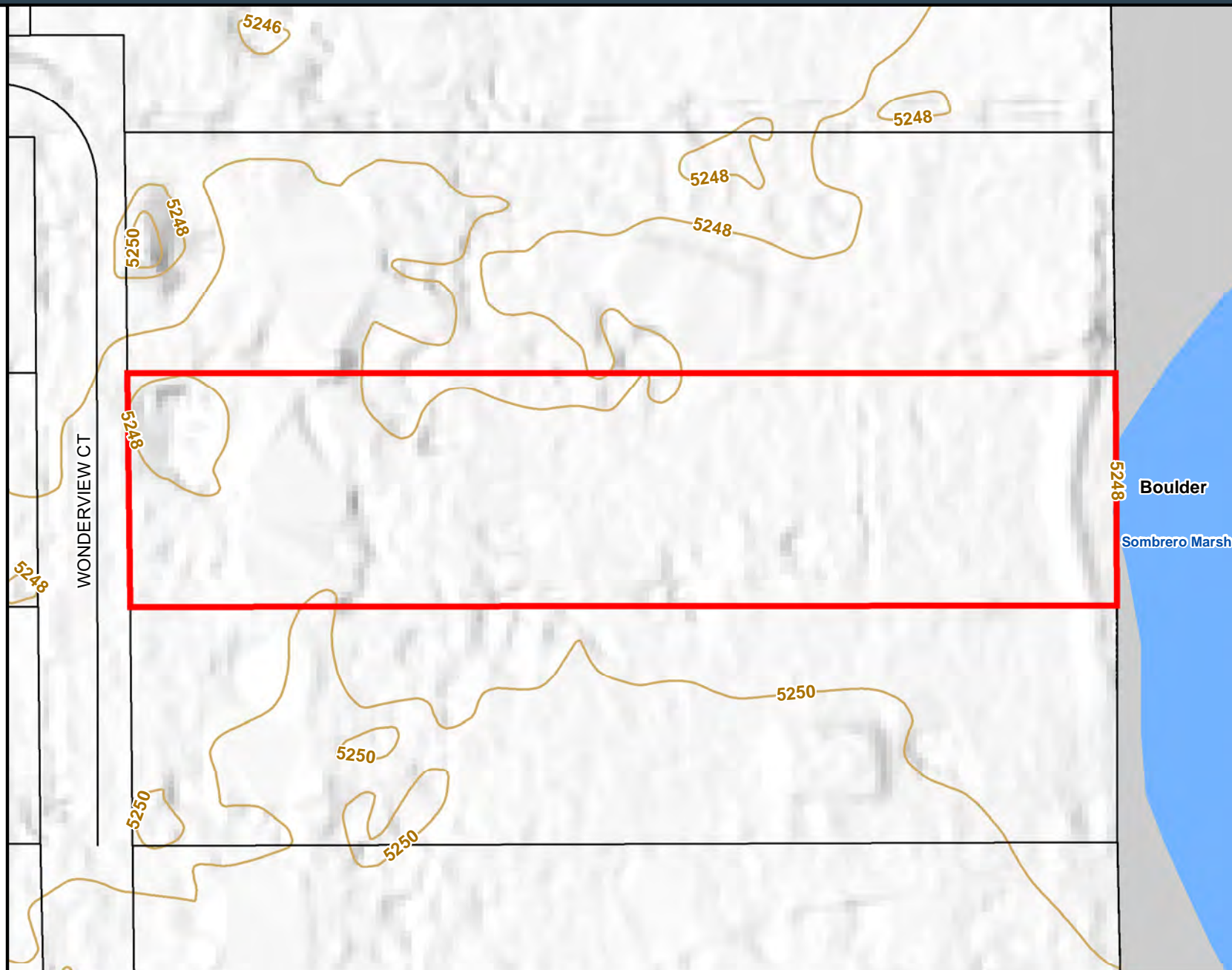
2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

## Elevation Contours

### 1432 WONDERVIEW

 Subject Parcel

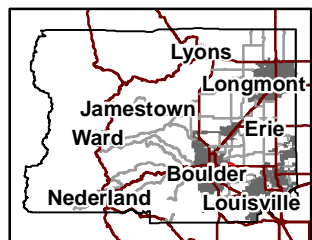
 Contours 2'



0 0.005 0.01  
Miles



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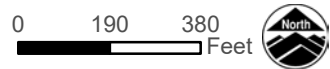
# Community Planning & Permitting

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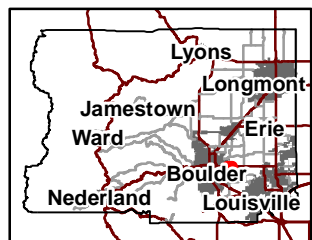
## Geologic Hazards

1432 WONDERVIEW

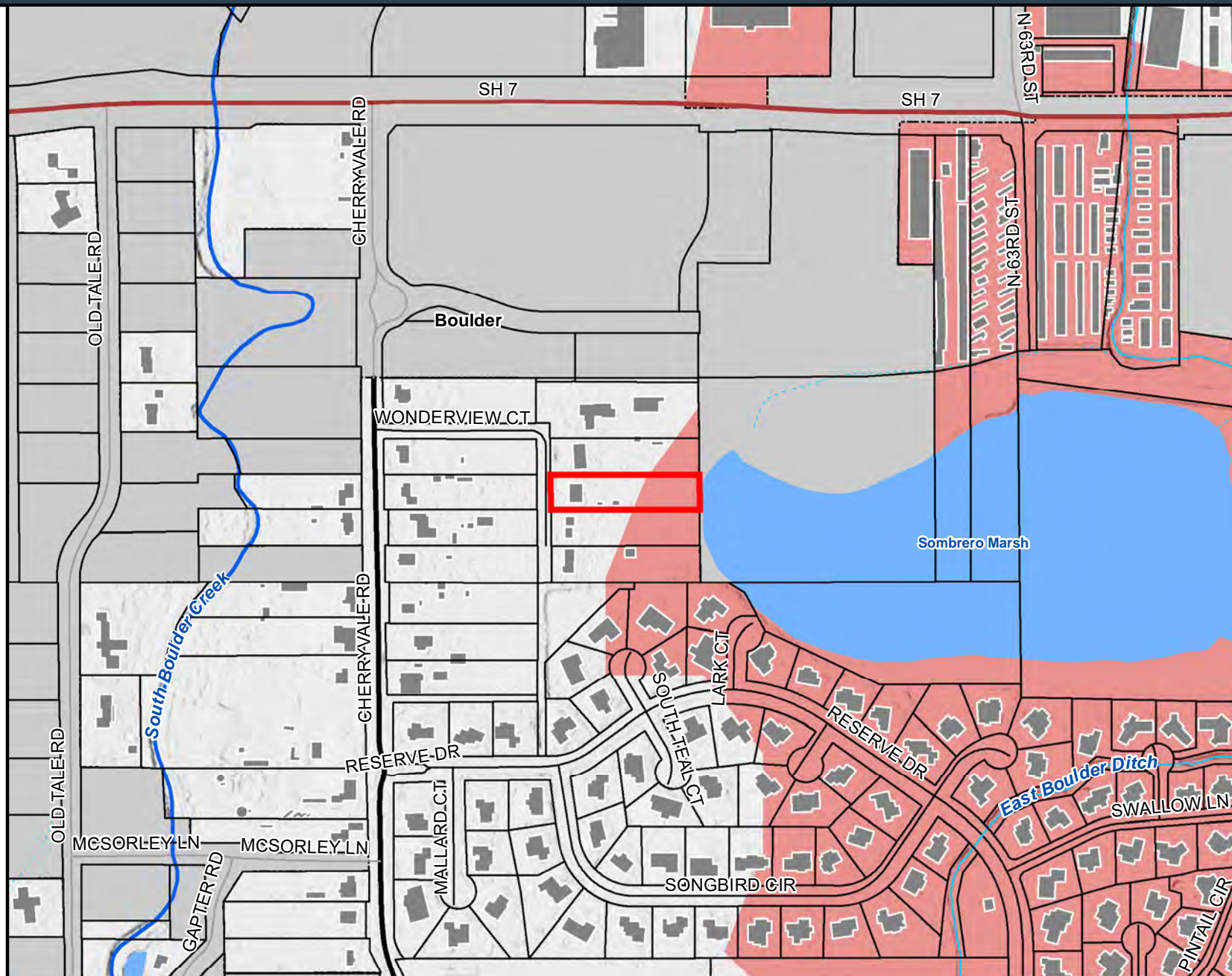
- Subject Parcel
- Very High Swelling Soil Potential



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# Community Planning & Permitting

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## Marijuana Business Regulatory Areas

1432 WONDERVIEW

Subject Parcel

Marijuana Establishments

### Facilities and Regulatory Buffers

Educational Facility Buffer

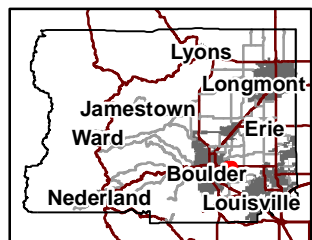
Educational Facility

Licensed Child Care Facility Buffer

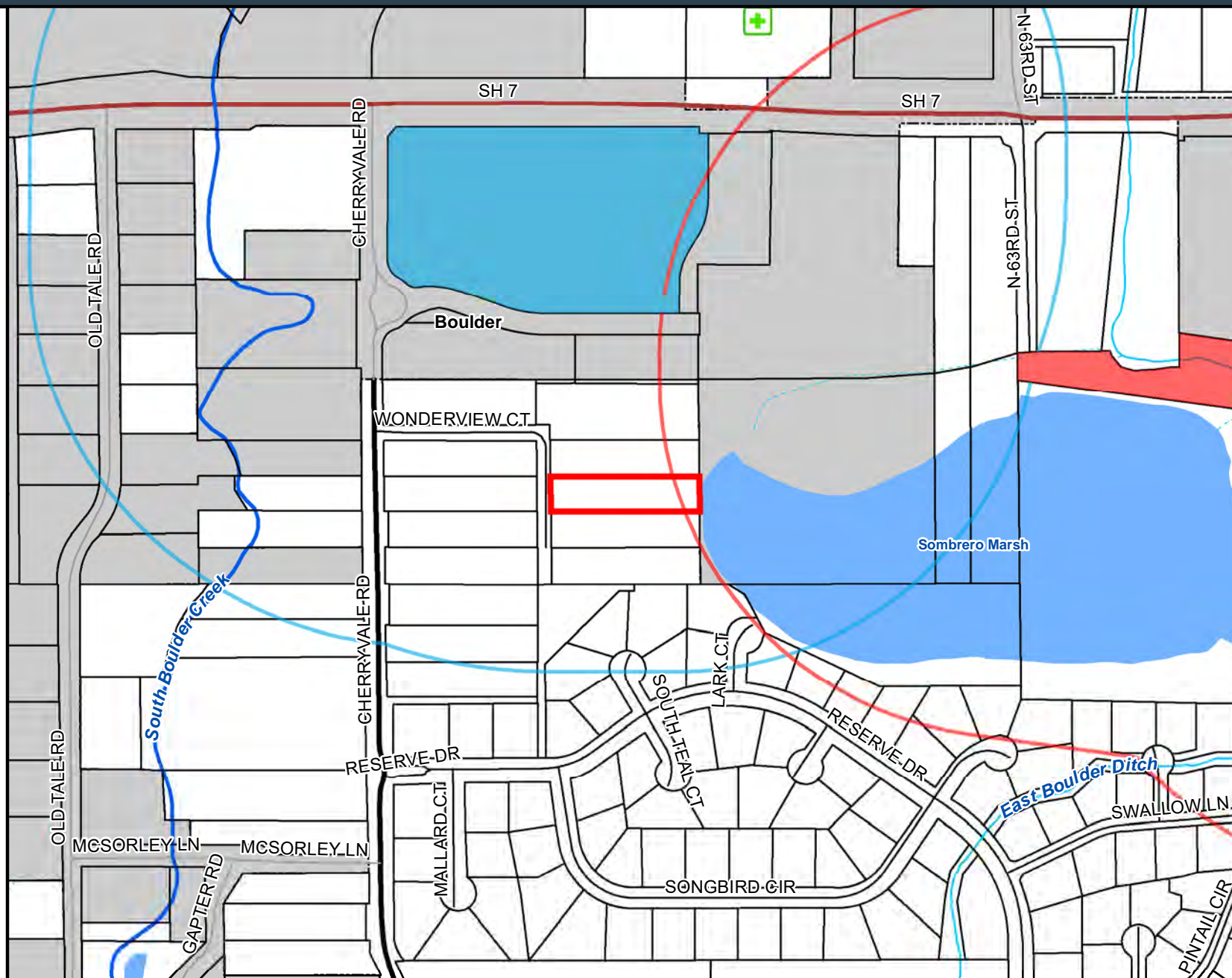
Licensed Child Care Facility

0 0.035 0.07 Miles

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# Community Planning & Permitting

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Planning Areas

1432 WONDERVIEW

Subject Parcel

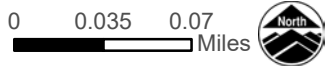
## Airport Influence

Airport Influence

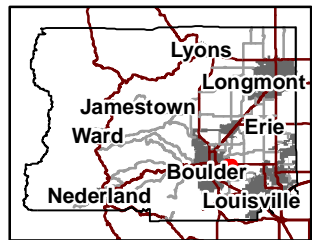
Active IGA  
Boundary

## Active IGA Designation

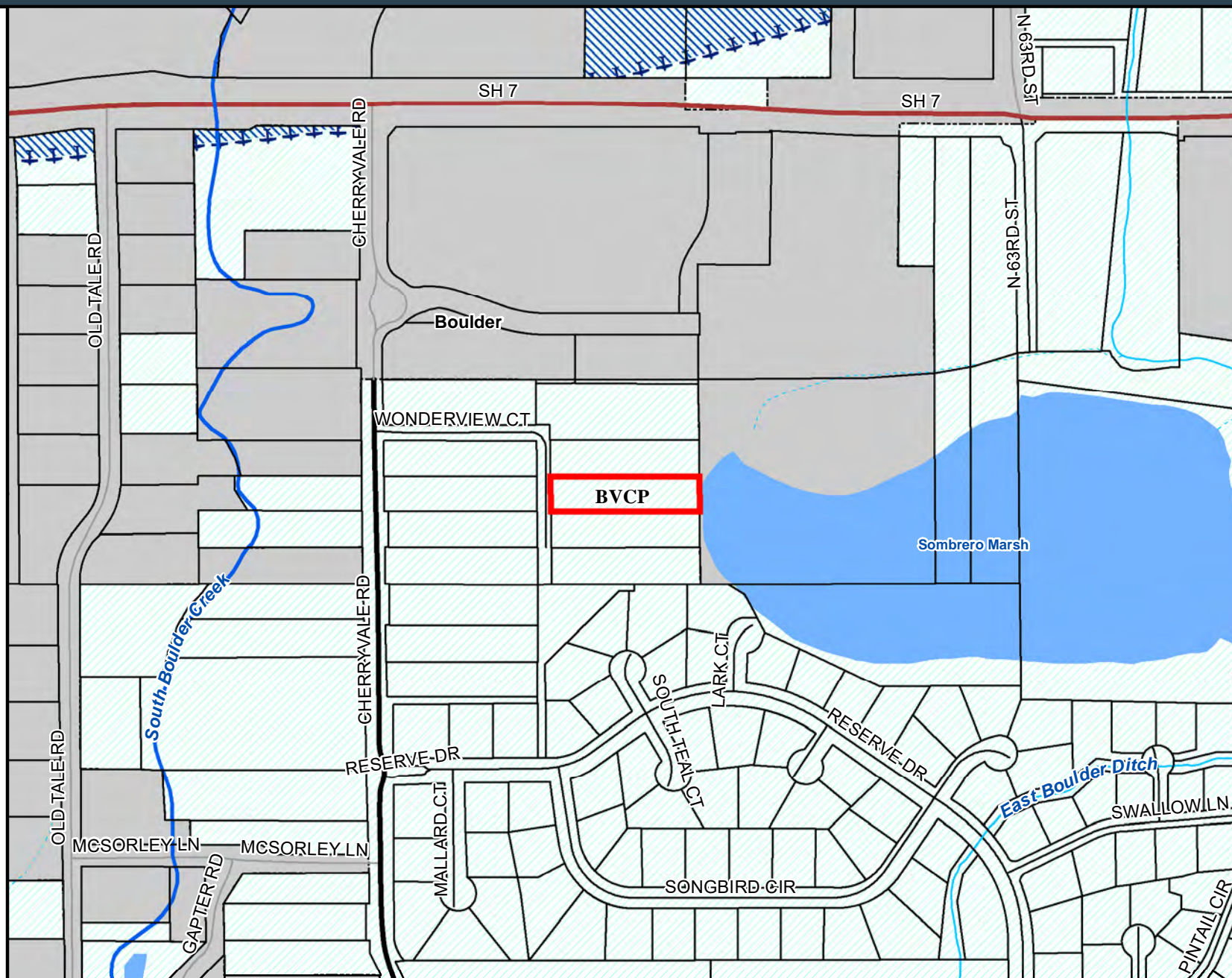
BVCP



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# Community Planning & Permitting

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Zoning

1432 WONDERVIEW

Subject Parcel

## Major Road Setbacks

90 feet

110 feet

## Zoning Districts

Commercial

Estate Residential

Light Industrial

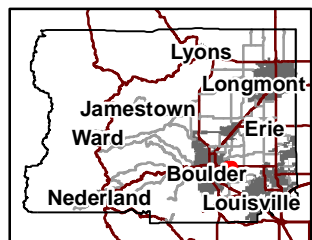
Manufactured Home

Rural Residential

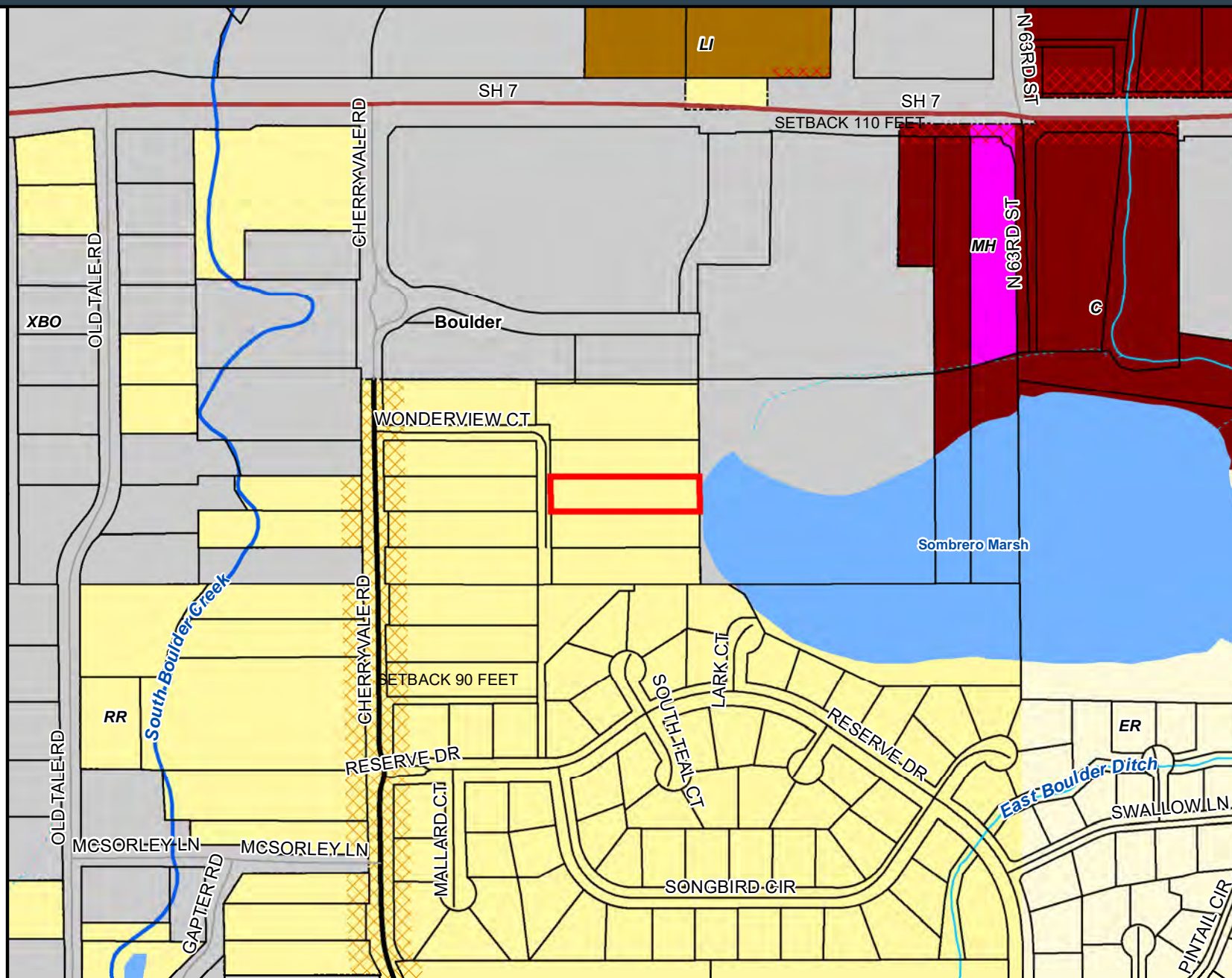
0 0.035 0.07 Miles



Area of Detail Date: 2/15/2022



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# Site Plan Review Fact Sheet

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

## Structure #1 Information

<b>Type of Structure:</b> (e.g. residence, studio, barn, etc.)			
<b>Total Existing Floor Area:</b> (Finished + Unfinished square feet including garage if attached.)		sq. ft.	<b>Deconstruction:</b> sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
<b>Proposed Floor Area (New Construction Only)</b>			<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<b>Finished</b>	<b>Unfinished</b>	<b>Total</b>
<b>Basement:</b>	sq. ft.	sq. ft.	sq. ft.
<b>First Floor:</b>	1,965	sq. ft.	1,965
<b>Second Floor:</b>	1,366	sq. ft.	1,366
<b>Garage:</b> <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
<b>CARPORT</b>		394	394
<b>*Covered Porch:</b>	sq. ft.	sq. ft.	sq. ft.
<b>Total:</b>	3,360	394	3,754
			<b>Total Bedrooms</b>

## Project Identification:

Project Name:

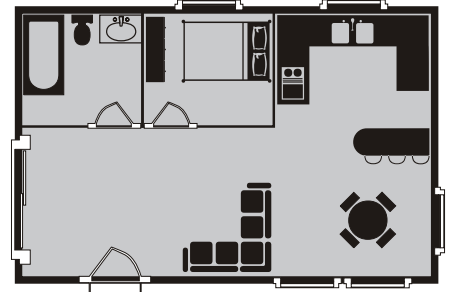
Property Address/Location:

Current Owner:

Size of Property in Acres:

## Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



## Structure #2 Information

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

## Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

**Note:** 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 Site Plan Review and shown on this Fact Sheet.

**If a Limited Impact Special Review is required,** then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

\*See Article 18-131A for definition of covered porch.

## 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 Review is required. Limited Impact Special 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		105.24	105.24
Berm(s)			
Other Grading			
Subtotal			105.24
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	12.49	183.87	196.36
Material cut from foundation excavation to be removed from the property			0

Box 1

## Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

## Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.


## Is Your Property Gated and Locked?

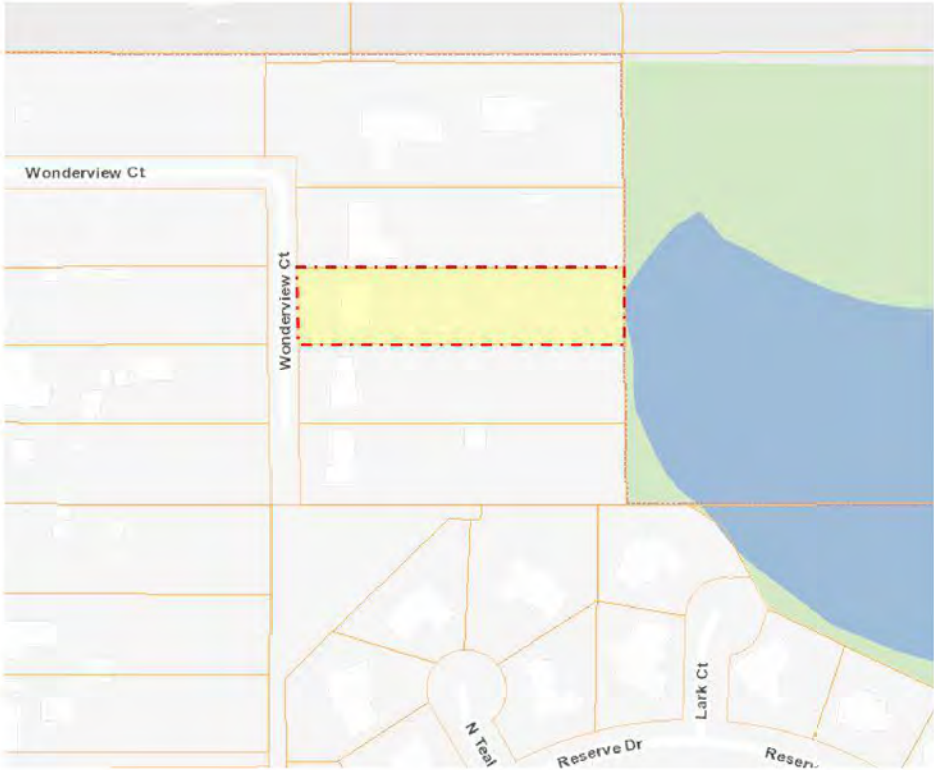
**Note:** If county personnel cannot access the property, then it could cause delays in reviewing your application.

## 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	Print Name	Date
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VICINITY MAP

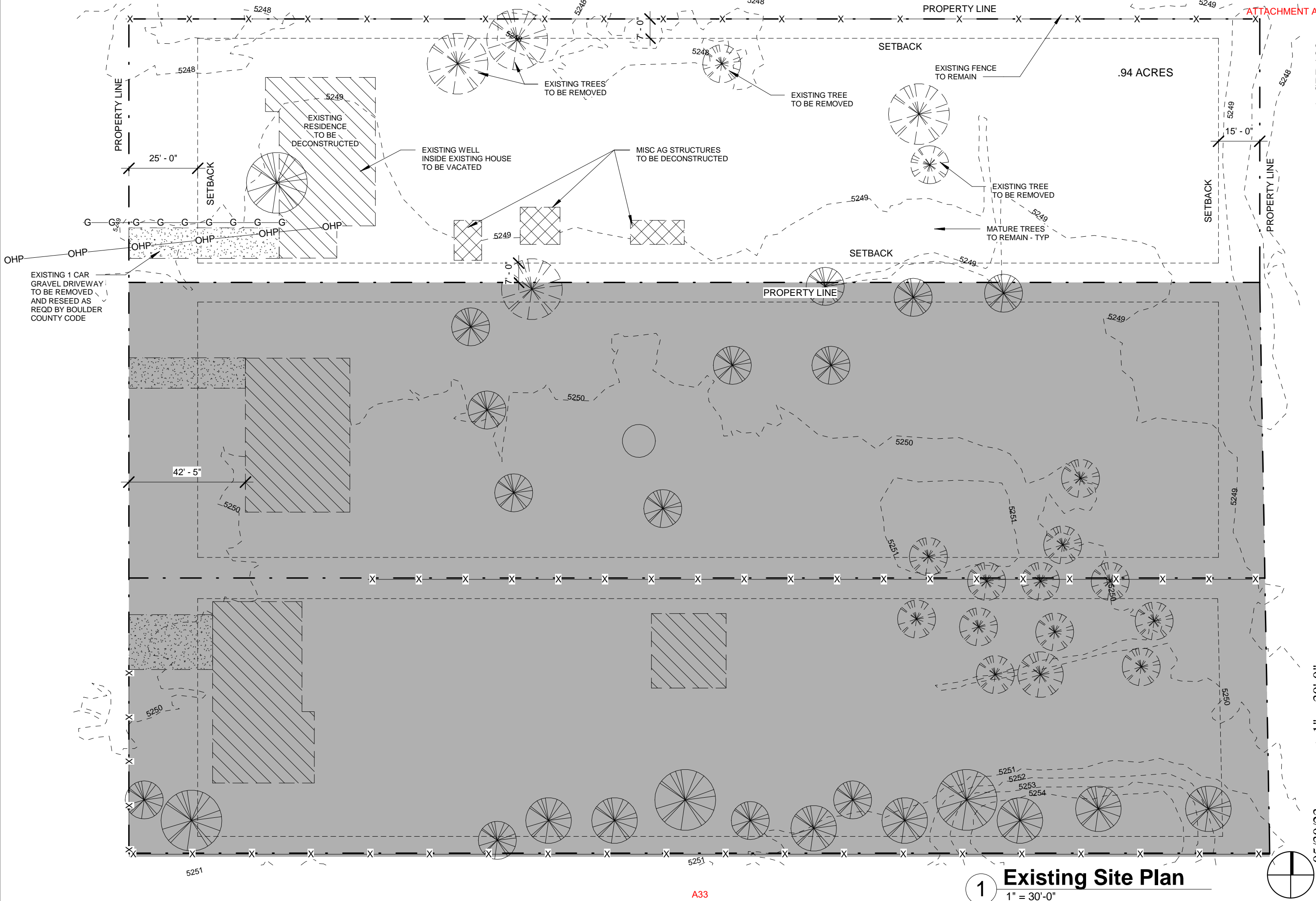
# REA 1432 RESIDENCE SITE PLAN REVIEW

MAY 30, 2023

INDEX OF DRAWINGS

SHEET #	SHEET NAME	ISSUE DATE
SCHEMATIC DESIGN		
SPR001	Administrative Info	05/30/23
SPR102	Existing Site Plan	05/30/23
SPR103	Proposed Site Plan	05/30/23
SPR104	Grading Plan	05/30/23
SPR105	Revegetation Plan	05/30/23
SPR201	Main Level Floor Plan	05/30/23
SPR202	Upper Level Floor Plan	05/30/23
SPR301	Exterior Elevations	05/30/23
SPR302	Exterior Elevations	05/30/23

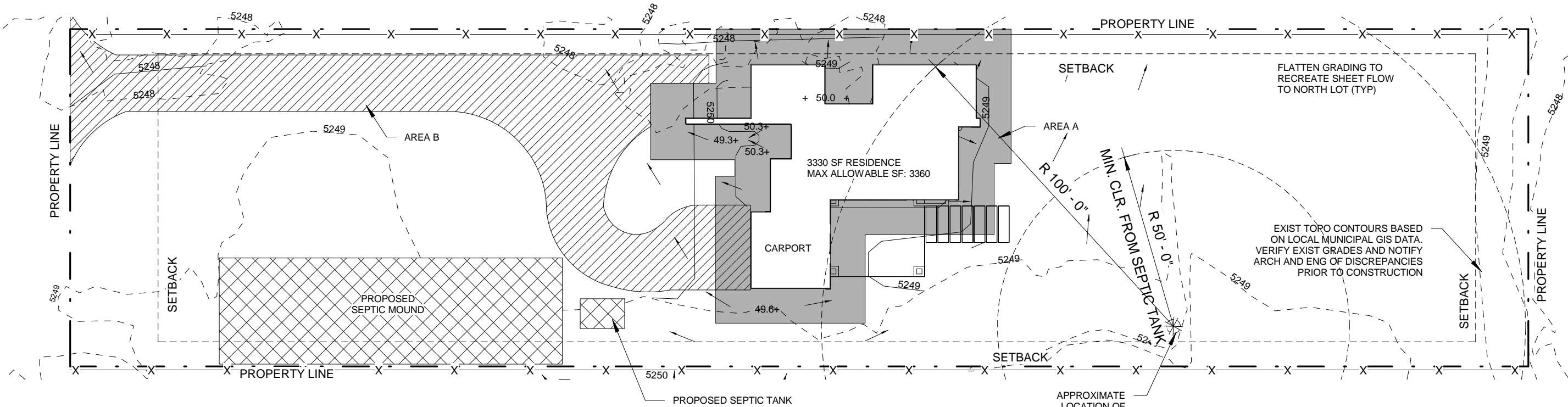








WONDER VIEW COURT



CUT + FILL SCHEDULE			
AREA	CUT	FILL	CUT + FILL
AREA A - FOUNDATION	12.49 CY	183.87 CY	196.36 CY
AREA B - DRIVEWAY	0.00 CY	105.24 CY	105.24 CY

FOUNDATION AREAS EXEMPT  
FROM CUT/FILL  
CALCULATION TOTALS

AREA A - RESIDENCE FOUNDATION		
CUT	FILL	CUT + FILL
12.49 CY	183.87 CY	196.36 CY

1  
A401

# Grading Plan

1" = 30'-0"

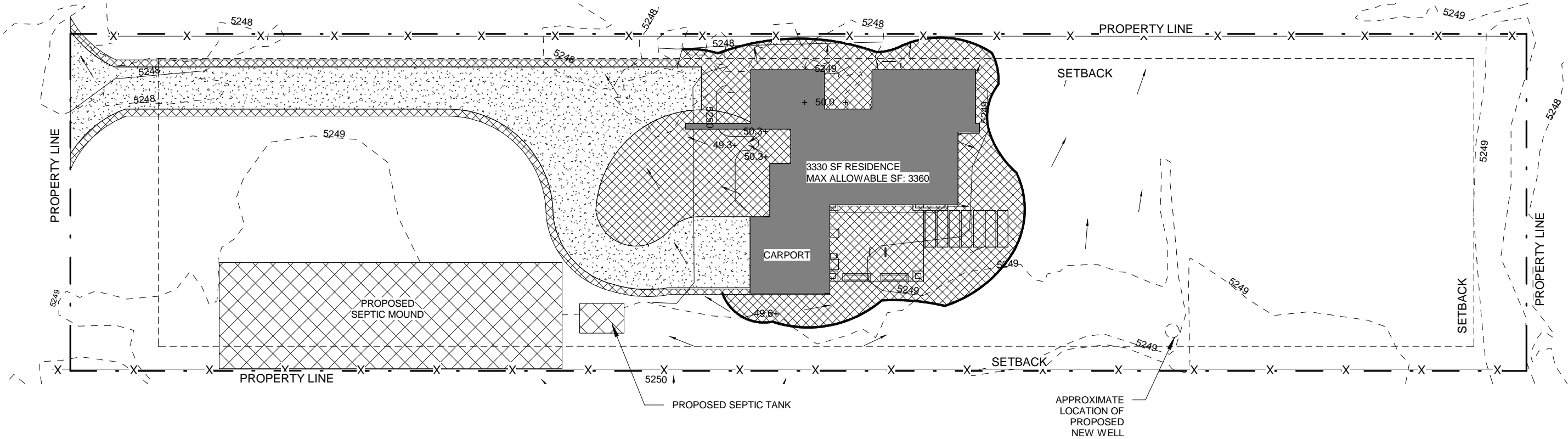
**T.O. MAIN FLOOR LEVEL**  
ELEV. 100'-0" PROJECT DATUM  
ELEV. 5251.1 GIS ELEVATIONS  
STAMPED SURVEY IN PROGRESS  
WILL SUBMIT PRIOR TO  
BUILDING PERMIT

Grading Plan | SPR104

Rea Residence - 1432 Wonderview

05/30/23 | 1" = 30'-0"

WONDER VIEW COURT



1  
A401

# Revegetation Plan

1" = 30'-0"

GENERAL NOTES

1.
- GC TO INSTALL SILT FENCE PRIOR TO CONSTRUCTION & REMAIN IN PLACE UNTIL VEGETATION IS SUFFICIENTLY ESTABLISHED ON DISTURBED SOIL. SILT FENCES TO BE CONSTRUCTED PER COUNTY REQUIREMENTS.

LEGEND

- SILT FENCE
- DISTURBED AREA TO BE RESEED
- DISTURBED AREA TO BE RESEED AND MULCHED (3:1 OR STEEPER)
- DISTURBED AREA TO BE RESEED, MULCHED, AND STABILIZED WITH STRAW (2:1 OR STEEPER)
- UNDISTURBED AREA

EXAMPLE OF MULCH

MULCH, WEED-FREE STRAW, OR APPROVED EQUIVALENT TO BE APPLIED AT 1.5 TO 2 TONS PER ACRE AND "CRIMPED" INTO THE SOIL WITH A CRIMPING TOOL.

SEED MIX

BASED ON RECOMMENDED COUNTY-APPROVED "MOUNTAIN SEED MIX" OR APPROVED EQUIVALENT OF NATIVE GRASSES.

Plains Seed Mix  
Below 5,500 Feet Elevation

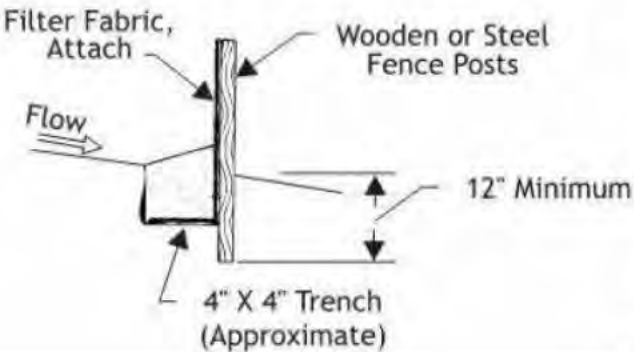
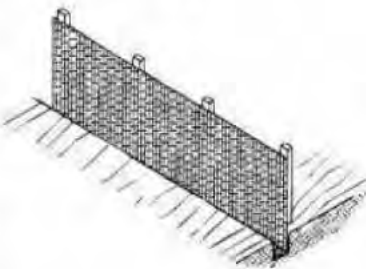
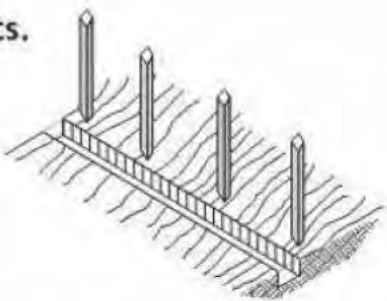
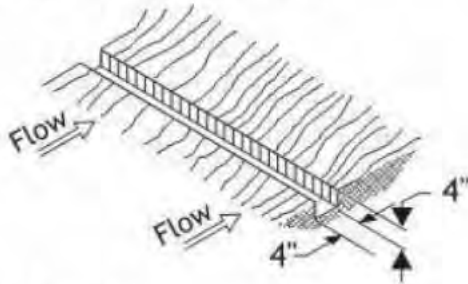
Common Name	Species Name	Variety	% of Mix	#PLS/ Acre
Side Oats Grama	<i>Bouteloua curtipendula</i>	Vaughn	15%	2.74
Blue Grama	<i>Bouteloua gracilis</i>	Native, Alma, or Hachita	20%	0.84
Buffalograss	<i>Buchloe dactyloides</i>	Native	15%	9.33
Western Wheatgrass	<i>Pascopyrum smithii</i>	Arriba	12.5%	3.96
Western Wheatgrass	<i>Pascopyrum smithii</i>	Native	12.5%	3.96
Little Bluestem	<i>Schizachyrium scoparium</i>	Cimarron or Pastura	13%	1.74
Green Needlegrass	<i>Stipa viridula</i>	Lodorm or Native	12%	2.31
Totals:			100%	24.88

Silt Fence

1 Excavate a 4" X 4" Trench.

2 Set Posts.

3 Attach Filter Fabric to Posts or Sewn Pockets Over Post and Extend it into the Trench. Backfill Trench Over Fabric.



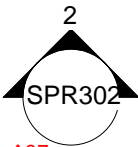
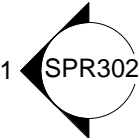
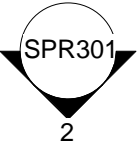
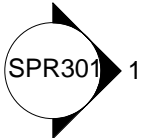
PROPOSED AREA SCHEDULE	
Name	Area
MAIN LEVEL	1965 SF
UPPER LEVEL	1366 SF
	3330 SF

MAX ALLOWABLE SF: 3,360 SF

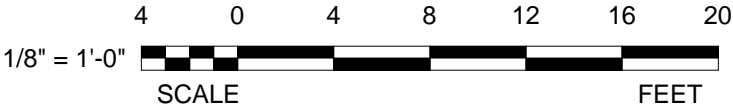
EXTERIOR LIGHTING SCHEDULE



KICHLER 7" High Outdoor Dark Sky Tube Light - Style # 21618 OR APPROVED EQUIVALENT

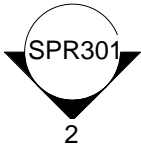
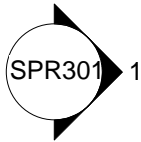


A37



PROPOSED AREA SCHEDULE	
Name	Area
MAIN LEVEL	1965 SF
UPPER LEVEL	1366 SF
	3330 SF

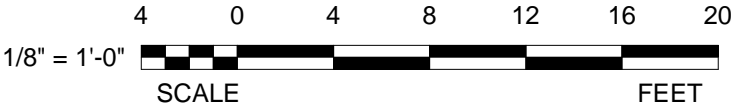
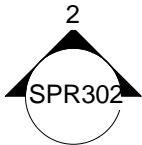
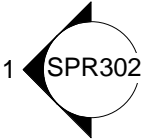
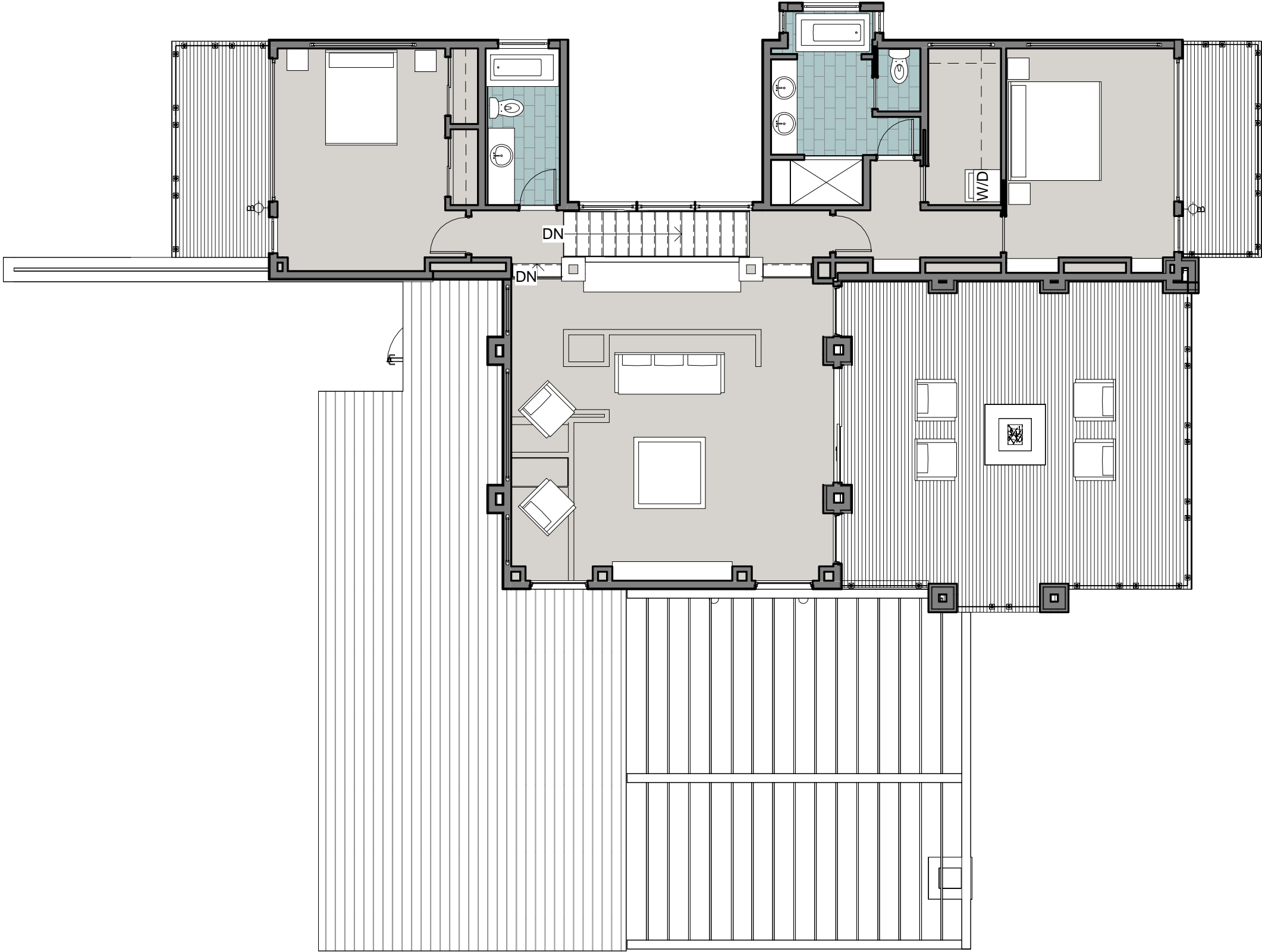
MAX ALLOWABLE SF: 3,360 SF



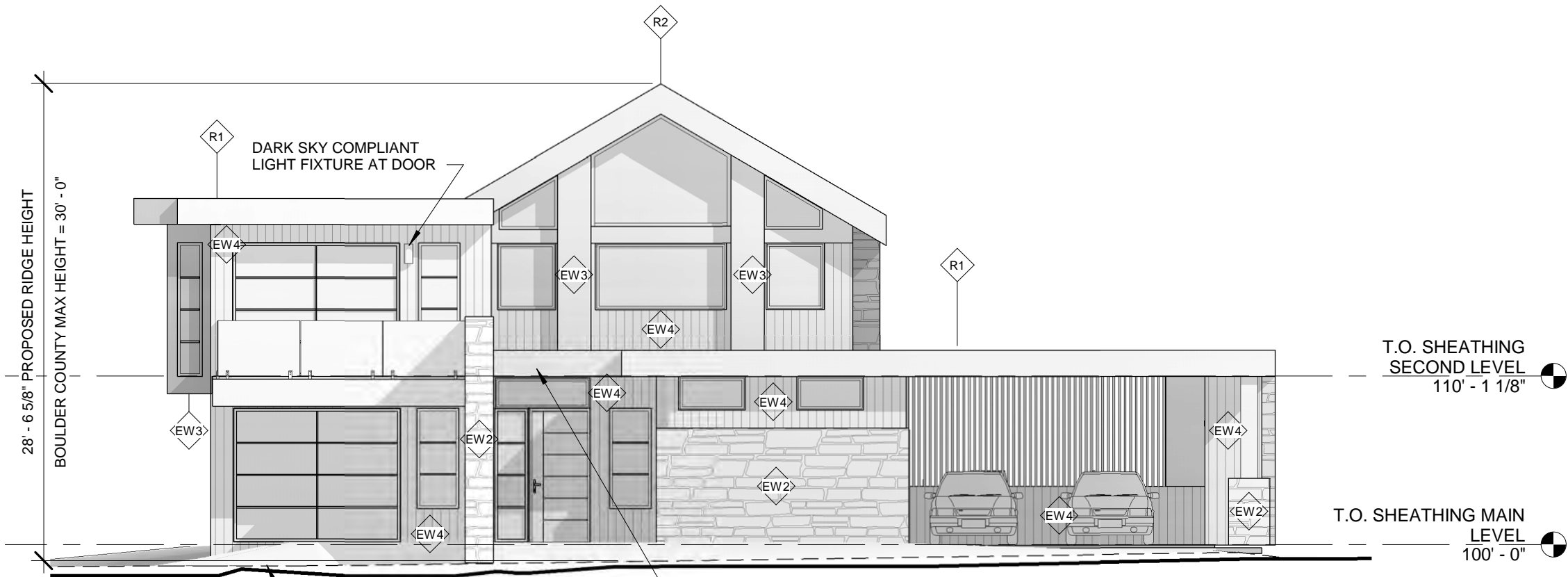
EXTERIOR LIGHTING SCHEDULE



KICHLER 7" High Outdoor Dark Sky Tube Light - Style # 21618 OR APPROVED EQUIVALENT



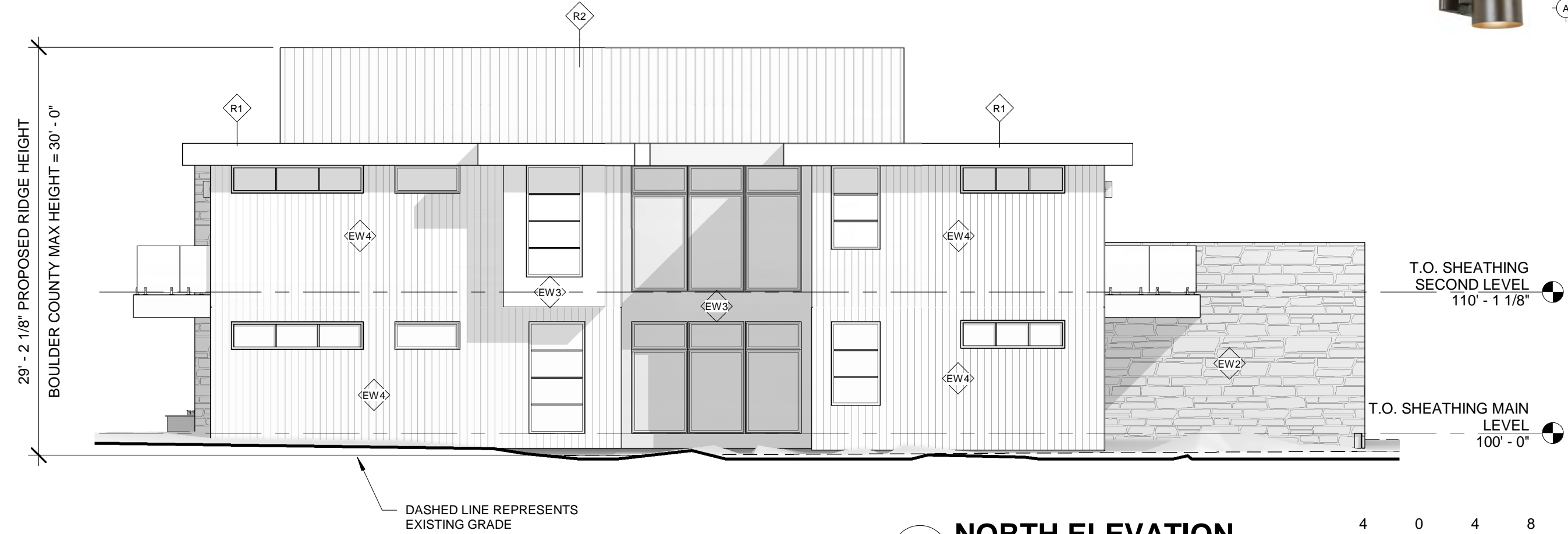




1  
A202

WEST ELEVATION

1/8" = 1'-0"



2  
A202

NORTH ELEVATION

1/8" = 1'-0"

LEGEND

- R# ROOF TYPE
- EW# EXTERIOR WALL TYPE

SYSTEM NOTES

EXTERIOR WALLS

- EW1 CAST-IN-PLACE CONCRETE FOUNDATION
- EW2 THIN-STONE VENEER, COLOR: TAN/CREAM OR APPROVED EQUIVALENT
- EW3 METAL SIDING COLOR: GUN METAL GRAY OR APPROVED EQUIVALENT
- EW4 VERTICAL CEMENTITIOUS -SIDING, COLOR: WHITE OR APPROVED EQUIVALENT

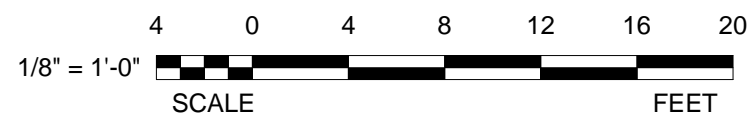
ROOFS OPTION A

- R1 EPDM MEMBRANE ON 1/4" DENSDECK ON 3/4" SHEATHING ON STRUCTURE
- R2 METAL STANDING SEAM ROOF - COLOR: CHARCOAL GREY OR APPROVED EQUIVALENT

EXTERIOR LIGHTING SCHEDULE



KICHLER 7" High Outdoor Dark Sky Tube Light - Style # 21618 OR APPROVED EQUIVALENT





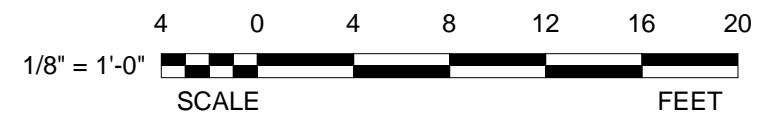
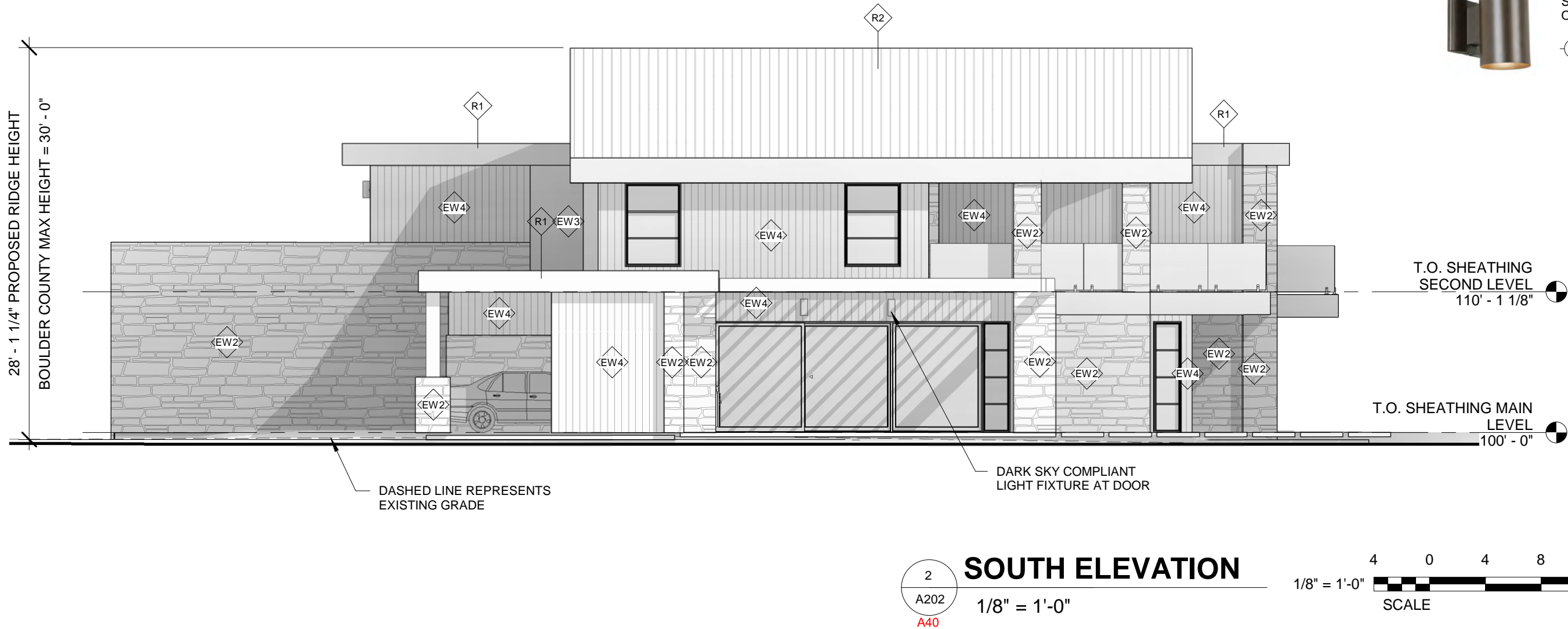


- LEGEND**
- R# ROOF TYPE
- EW# EXTERIOR WALL TYPE
- SYSTEM NOTES**
- EXTERIOR WALLS**
- EW1 CAST-IN-PLACE CONCRETE FOUNDATION
- EW2 THIN-STONE VENEER, COLOR: TAN/CREAM OR APPROVED EQUIVALENT
- EW3 METAL SIDING COLOR: GUN METAL GRAY OR APPROVED EQUIVALENT
- EW4 VERTICAL CEMENTITIOUS -SIDING, COLOR: WHITE OR APPROVED EQUIVALENT
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**EXTERIOR LIGHTING SCHEDULE**



KICHLER 7" High Outdoor Dark Sky Tube Light - Style # 21618 OR APPROVED EQUIVALENT



# Professional Wetlands Consulting, Inc.



February 22, 2022

Brady Van Matre  
Van Matre Construction  
214 N 120<sup>th</sup> Street  
Lafayette, CO 80026

RE: Wetlands Delineation for 1404, 1412, and 1432 Wonderview Court in Boulder

Dear Brady:

I am writing to summarize the results of a wetlands delineation completed for the three properties at 1404, 1412 and 1432 Wonderview Court in Boulder County, Colorado. New residential development is proposed at the properties. Field work at Wonderview Court was completed on January 31, 2022 by David Steinmann with Professional Wetlands Consulting, Inc. The weather was clear at the time of the site visit.

Project Location The properties are situated at 1404, 1412 and 1432 Wonderview Court in Boulder County, Colorado. The entire area of each lot was examined for wetlands, particularly on the east side of the lots where the land borders Sombrero Marsh.

Site Description The properties are residential with existing homes and landscaping plus open areas and bluegrass lawns. The land was historically plains grassland that was used for agricultural purposes and grazing. Vegetation on the property consists trees, shrubs and grasses with numerous nonnative plant species, including smooth brome, cheatgrass, and crested wheatgrass. An irrigation ditch lateral flows northeast through 1404 Wonderview Court and then along the east edge of 1412 and 1432 Wonderview Court.

Wetlands Delineation Wetlands delineation and mapping work was completed following the methods outlined in the U.S. Army Corps of Engineers Wetland Delineation Manual (1987). Wetlands are defined as areas having a dominance of wetlands vegetation, with hydric soil conditions and wetlands hydrology indicators being present. The Wonderview Court properties were systematically examined for wetlands.

There is a narrow strip of isolated wetlands along the east edge of 1412 Wonderview Court. The wetlands are approximately 350 square feet in size. The wetlands boundary at 1412 Wonderview Court was mapped using GPS. Figure 1 is an aerial photo map showing the limits of the isolated wetlands area. No wetlands or waters occur at 1404 or 1432 Wonderview Court.

Vegetation growing in the wetlands includes bulrushes, switchgrass, prairie cordgrass other wetland plant species. The habitat quality of the wetlands is moderate to good. The wetlands are supported by surface runoff and stormwater drainage from the surrounding land and existing nearby development. The irrigation ditch lateral also provides hydrology to the wetlands when it is flowing.

Section 404 Wetlands Permit Regulations A Section 404 Permit from the U.S. Army Corps of Engineers would not be needed to develop or impact the small isolated wetland area on the property because the wetland has no connection to navigable waters of the United States and it is not regulated by the U.S. Army Corps of Engineers.

Site development activities that require filling or impacting the small wetlands area at the east end of 1412 Wonderview Court will be avoided by any new residential construction. No wetlands occur at 1404 and 1432 Wonderview Court. In summary, no wetlands impacts will be required for the proposed new construction at 1404, 1412 and 1432 Wonderview Court.

Please contact me with any questions.

Sincerely,



David Steinmann


attachment



# Wetlands Delineation Map 2022

1404, 1412 and 1432 Wonderview Court

## Legend

 Wetlands at 1412 Wonderview Court

Google Earth



2000 ft





1432 Wonderview Court  
Boulder, CO 80303

### Project Narrative

The proposed project consists of the construction of a new 3,350 square foot single family residence with oversized 2-car carport.

There is an existing residence (roughly 1,800 sq.ft.) on the property that will be deconstructed along with a few miscellaneous agricultural structures (chicken coop, loafing shed). The project also includes vacating and relocating the existing driveway, well, and septic system.

The proposed location for the new residence is approximately 200 feet east of Wonderview court. A wetlands report was completed (February 22,2022) and included in the Site Plan Review submittal package confirming the proposed location for the residence is not located within the wetlands boundary.

**STAFF NOTE - NARRATIVE FROM PREVIOUS REFERRAL INCLUDED TO CLARIFY  
WETLANDS LETTER ALTHOUGH SQUARE FOOTAGE CALCULATION HAS BEEN  
REVISED.**





April 12, 2022

Van Matre Construction  
214 North 120th Street  
Lafayette, Colorado 80026

Attn: Mr. Brady Van Matre

Re: Site Evaluation and Engineered Septic System Design  
On-Site Wastewater Treatment System (OWTS)  
Proposed Residence – Parcel Number: 146334100015  
1432 Wonderview Court, Boulder County (Boulder), Colorado  
Soilogic Project # 22-1080

Mr. Van Matre:

Soilogic, Inc. (Soilogic) personnel have completed the test pit observations and site evaluation you requested to determine the suitability of the above referenced property to support an On-Site Wastewater Treatment System (OWTS). We understand the system will treat effluent generated by the proposed single-family residence to be constructed at 1432 Wonderview Court near Boulder, in unincorporated Boulder County, Colorado. Results of the completed site evaluation and an engineered septic system design are included with this report.

At the time of our site exploration on March 2, 2022, the ground surface in the proposed Soil Treatment Area (STA) was observed to be moderately vegetated with grasses with an approximate one-percent slope downward to the north. Evidence of prior building construction was not observed in the proposed STA at that time. No known easements exist within the area of the proposed septic system. In addition, unsuitable, disturbed and/or compacted soils were not observed in the test pit observation area.

As part of our site evaluation, Soilogic personnel observed two (2) test pit excavations completed by others in the area of the proposed STA. Graphic logs of the profile test pits are included with this report as test pit TP-1 and TP-2. The materials encountered in the profile test pits consisted of approximately 10 to 12 inches of vegetation and topsoil underlain by brown Sandy Clay Loam with a Granular structure shape and a Moderate structure grade (Soil Type 3) which extended to a depths ranging from approximately 2½

Site Evaluation and Engineered Septic System Design  
On-Site Wastewater Treatment System (OWTS)  
Proposed Residence – Parcel Number: 146334100015  
1432 Wonderview Court, Boulder County (Boulder), Colorado  
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to 4-feet below present site grade and was underlain by light-brown/grey/rust Loamy Sand with Gravel and Cobble with a Single Grain structure shape (Soil Type R-0) which extended to the bottom of profile test pits at a depth of approximately 8 feet below present site grade. Soil samples were obtained from the profile test pits, sealed and returned to the laboratory for further evaluation.

At the time of our site visit, groundwater was encountered in profile test pit TP-2 at a depth of approximately 8-feet below ground surface but was not encountered in profile test pit TP-1 to the depth explored. The presence of rust mottled coloration (redoximorphic features) observed at an approximate depth of 2½ feet below present site grade within the test pits may represent seasonal groundwater levels. Groundwater level information is indicated in the upper right-hand corner of the attached test pit logs. Groundwater levels will vary seasonally and over time based on weather conditions, site development, irrigation practices and other hydrologic conditions. Perched and/or trapped groundwater conditions may also be encountered at times throughout the year. Perched water is commonly encountered in soils overlying less permeable soil layers and/or bedrock. Trapped water is typically encountered within more permeable zones of layered soil and bedrock systems. The location and amount of perched/trapped water can also vary over time. We expect periodically saturated soils do not exist within the upper 2½ feet of subgrade soils in the area of the test pit excavations.

As part of our soil evaluation, a visual and tactile soil evaluation was completed on a representative portion of the minus #10 (2 mm) fraction of the soil samples obtained to determine soil classification as described by Table 10.1 of the Colorado Department of Public Health and Environment Water Quality Control Commission, Regulation 43. Based on gradation analysis, greater than 35% of the underlying soil samples (Loamy Sand with Gravel and Cobble) were retained on the #10 (2 mm) size sieve resulting in a 'Soil Type R-0' classification and requirement for importing filter sand. A Long-Term Acceptance Rate (LTAR) value of 0.65 gpd/sf was used for system sizing based on 'Treatment Level 3' (TL3) of the initial receiving soil type and the use of secondary sand media and required pressure distribution.

Site Evaluation and Engineered Septic System Design  
On-Site Wastewater Treatment System (OWTS)  
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1432 Wonderview Court, Boulder County (Boulder), Colorado  
Soilogic Project # 22-1080

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Boulder County Public Health (BCPH) guidelines require a percolation rate in the range of 5 to 60 minutes per inch for use of a non-engineered conventional On-Site Wastewater Treatment System (OWTS). The ‘Soil Type 3’ classification and corresponding percolation rate of 41-60 minutes per inch meets that criterion. The ‘Soil Type R-0’ classification and corresponding percolation rate of less than 5 minutes per inch does not meet that criterion. In addition, BCPH guidelines require that neither groundwater/redoximorphic features, nor ‘Soil Type R’ materials be encountered within 4 feet of the ground surface in the proposed STA. The subsurface conditions encountered in the profile test pits indicate this area does meet the groundwater separation criteria but does not meet the ‘Soil Type R’ and redoximorphic features separation criteria. As a result, an engineered septic system design will be required for this site.

Due to the relatively shallow depth to redoximorphic features as outlined above, Soilogic personnel completed an engineered septic system design which includes a mounded pressure-dosed sand filter chamber system for the subject property. Utilizing a LTAR of 0.65 gpd/sf while utilizing ‘secondary sand media’, a five (5) bedroom residence would require a 3-foot unlined sand filter bed measuring 12-feet wide by 80-feet in length (Four (4) rows of 20 Infiltrator® chamber units). We recommend an FLXX® triple compartment 2,000 gallon septic/dosing tank be installed as part of the system with the third compartment to be utilized as a dosing compartment. We recommend the 2,000 gallon triple compartment septic/dosing tank be equipped with an ‘FLXX® Anti-buoyancy Collar’ to resist flotation. In addition, we recommend all pipes, connections, inspection ports and concrete risers be watertight to prevent entry of possible groundwater. A minimum soil cover of 12-inches should be developed over the top of the tank. We understand BCPH regulations require the top of the septic tank to be buried no deeper than 4-feet below grade. An Orenco® PF5005 high head effluent pump and Biotube® Propak™ pump package (or similar) should be installed as part of the system within the dosing compartment. We recommend the effluent pump be set to provide approximately 150 gallons per dose to the STA, approximately four times per day.

To develop the STA bed we recommend the existing site soils be excavated to a minimum depth of approximately 2½-feet below present site grade at the location of test pit TP-1 and TP-2. After completing all overexcavation, we recommend a minimum of three (3) feet of



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filter sand (ASTM C33) be placed in the removal excavation and compacted to within the range of 85 to 90% of the material's standard Proctor maximum dry density within  $\pm 3\%$  of standard Proctor optimum moisture content. If areas of the existing residence removal exceed 2½-feet below present site grade, we recommend the overexcavation area be backfilled with concrete sand (ASTM C33). Filter sand should meet specifications for "secondary" sand media as defined by BCPH regulations.

After placement of filter sand, standard 'Quick-4 Plus' LP Infiltrator® chamber units should be installed level within the STA. The infiltrative surface (bottom of the chamber units) should be established at least 6-inches above original site grade in order to develop the required 3-foot vertical separation from redoximorphic features. After placement of the system chamber units, 2-inch diameter Schedule 40 PVC distribution piping shall be installed the full length of each chamber row by suspending the pipe from the inside top of the chambers with a corrosion-resistant strap. Entry of the piping shall be through one of the end cap's pressurized pipe drill point locations, offset to either side of the center support. The distribution piping should be drilled with orifices consisting of 3/16 inch holes with 4-feet on-center spacing and oriented to spray upward at the twelve o'clock position with every 4th orifice oriented in the downward (six o'clock) position to allow the system to drain and reduce the potential for freezing of the lines. A flushing valve assembly should be installed at the distal end of each row of distribution piping for system maintenance.

A minimum of 10-inches of site soil cover will be required overlying the chamber units. We expect this will result in a mound surface approximately 3-feet above original site grade at the uphill side of the STA. Mounding should be tapered with slopes no greater than three (3) feet horizontal to one (1) foot vertical (3:1) for long-term stability. All existing topsoil and vegetation should be completely removed from mound taper areas. After stripping and prior to placement of any fill in mound taper areas we recommend the exposed site soils be scarified to a depth of 9-inches adjusted in moisture content and compacted to at least 95% of the materials standard Proctor maximum dry density. The moisture content of the scarified site soils should be adjusted to within the range of  $\pm 2\%$  of standard Proctor optimum moisture content at the time of compaction. Fill materials for use in mound taper areas should consist of approved soils free from organic matter and

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On-Site Wastewater Treatment System (OWTS)  
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Soilogic Project # 22-1080

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debris. Based on the materials encountered in the completed test pit excavations, it is our opinion the site overburden soils could be used in part to develop the necessary soil cover and mound taper. Cobble-sized materials greater than 6-inches in diameter should not be used as fill and should be screened and stockpiled separately. We recommend the taper fill materials be placed in loose lifts not to exceed 9 inches thick, adjusted in moisture content and compacted as recommended for the scarified sub-grade soils above. The soil cover overlying the Infiltrator® units should be graded to provide positive drainage across and away from the STA.

Care should be taken at the time of system installation to ensure BCPH requirements concerning minimum required separation distances between system components and site features and amenities are maintained. Offset distances and existing OWTS components are shown in their approximate location on the included diagrams. A minimum 25-foot setback is required between the STA and potable water supply lines and also intermittent drainage swales. A minimum 10-foot setback is required between the STA and property lines. An existing water well is present on the subject property. According to the Colorado Division of Water Resources, no water wells are present within 100-feet of the STA. We understand plans are in place for the property owner to drill a water well as the source of potable water for the residence. Care should be taken to maintain a minimum offset distance of 100-feet horizontally between the STA and water wells and a minimum offset distance of 50-feet horizontally between the septic tank and water wells. We understand an existing non-permitted water well is present within 100-feet of the proposed STA. Based on discussion with the owner, we understand this well will be plugged, sealed and abandoned in accordance with Colorado Department of Water Resources regulations prior to STA construction. No setbacks other than those indicated on the attached diagrams are known to affect the proposed system.

The owner should realize an OWTS is different from public sewer service and assume the responsibility for maintenance of the OWTS. The system is relatively maintenance free although periodic pumping of the septic tanks will be required. Water use must be monitored so toilets and other fixtures are not allowed to continuously run. A freely running toilet can consume in excess of 1,000 gallons per day. An excess 1,000 GPD can flood and irreparably harm the onsite septic system. In addition, toxic or chemically

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treated pool and or spa water and plastic and other non-biodegradable materials should not be introduced into the OWTS.

Sprinkler systems should not be installed or allowed to irrigate over the STA. In addition, livestock should not be allowed to graze over the STA and the field and associated system components should not be subjected to vehicle traffic. We recommend the surface of the STA be seeded after installation using a dry-land seed which does not require irrigation water. In addition, the absorption bed area should be mowed to maintain vegetation in the range of 6 to 12 inches in height.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the enclosed information or if we can be of further service to you in any way, please do not hesitate to contact us.

Very Truly Yours,  
**Soilogic, Inc.**



Josh Schmidt  
Engineering Technician

Reviewed by:

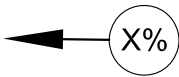
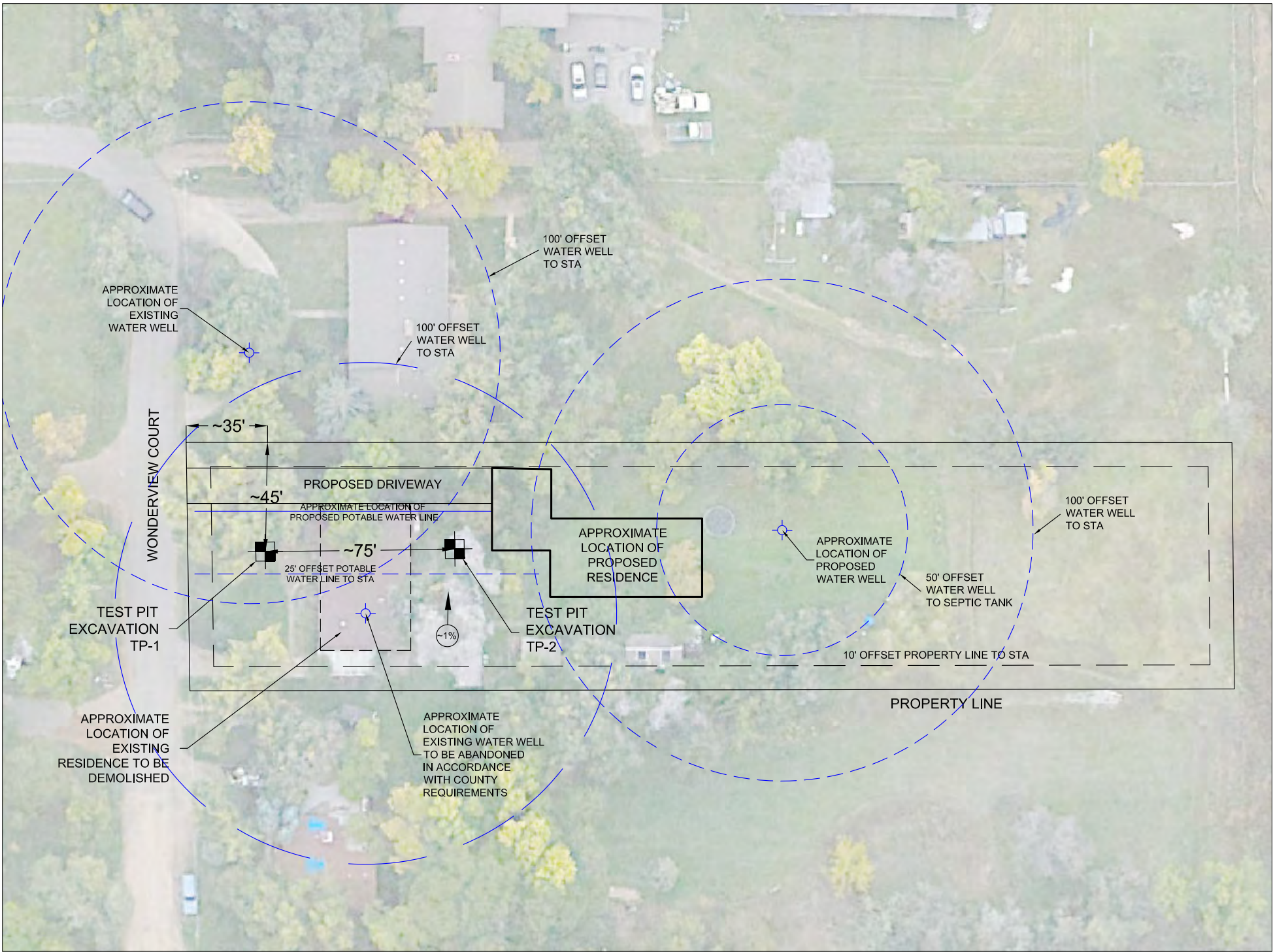


Wolf von Carlowitz, P.E.  
Principal Engineer



APRIL 2022  
PROJECT # 22-1080

TEST PIT LOCATION  
DIAGRAM



DENOTES DIRECTION OF SLOPE  
AND APPROXIMATE GRADE



SCALE 1" = 50'



PROPOSED RESIDENCE - PARCEL NUMBER: 146334100015  
1432 WONDERVIEW COURT, BOULDER COUNTY (BOULDER), COLORADO

**PROPOSED RESIDENCE - PARCEL NUMBER: 146334100015**

1432 WONDERVIEW COURT, BOULDER COUNTY (BOULDER), COLORADO

Project # 22-1080

April 2022

**LOG OF TEST PIT TP-1**

Sheet		1/1	Excavation Equipment:		Mini Excav.		Water Depth Information					
Start Date		-	Auger Type:		-		During Excavation -					
Finish Date		-	Hammer Type:		-		After Excavtion -					
Surface Elev.		-	Field Personnel:		JS		Site Visit: 3/2/2022 None					
USCS	SOIL DESCRIPTION	Depth (ft)	Sampler	"N"	MC (%)	DD (pcf)	Estimated $q_u$ (psf)	% Swell @ 500 psf	Swell Pressure (psf)	Atterberg Limits		% Passing # 200 Sieve (%)
										LL	PI	
	10 - 12" VEGETATION & TOPSOIL	-	Sand Filter Material (ASTM C33)									
	USDA: SANDY CLAY LOAM	-										
	Soil Type: 3A, Granular, Weak brown	-										
	Redoximorphic Features @ 2.5'	-										
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**PROPOSED RESIDENCE - PARCEL NUMBER: 146334100015**

1432 WONDERVIEW COURT, BOULDER COUNTY (BOULDER), COLORADO

Project # 22-1080

April 2022

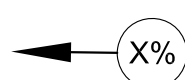
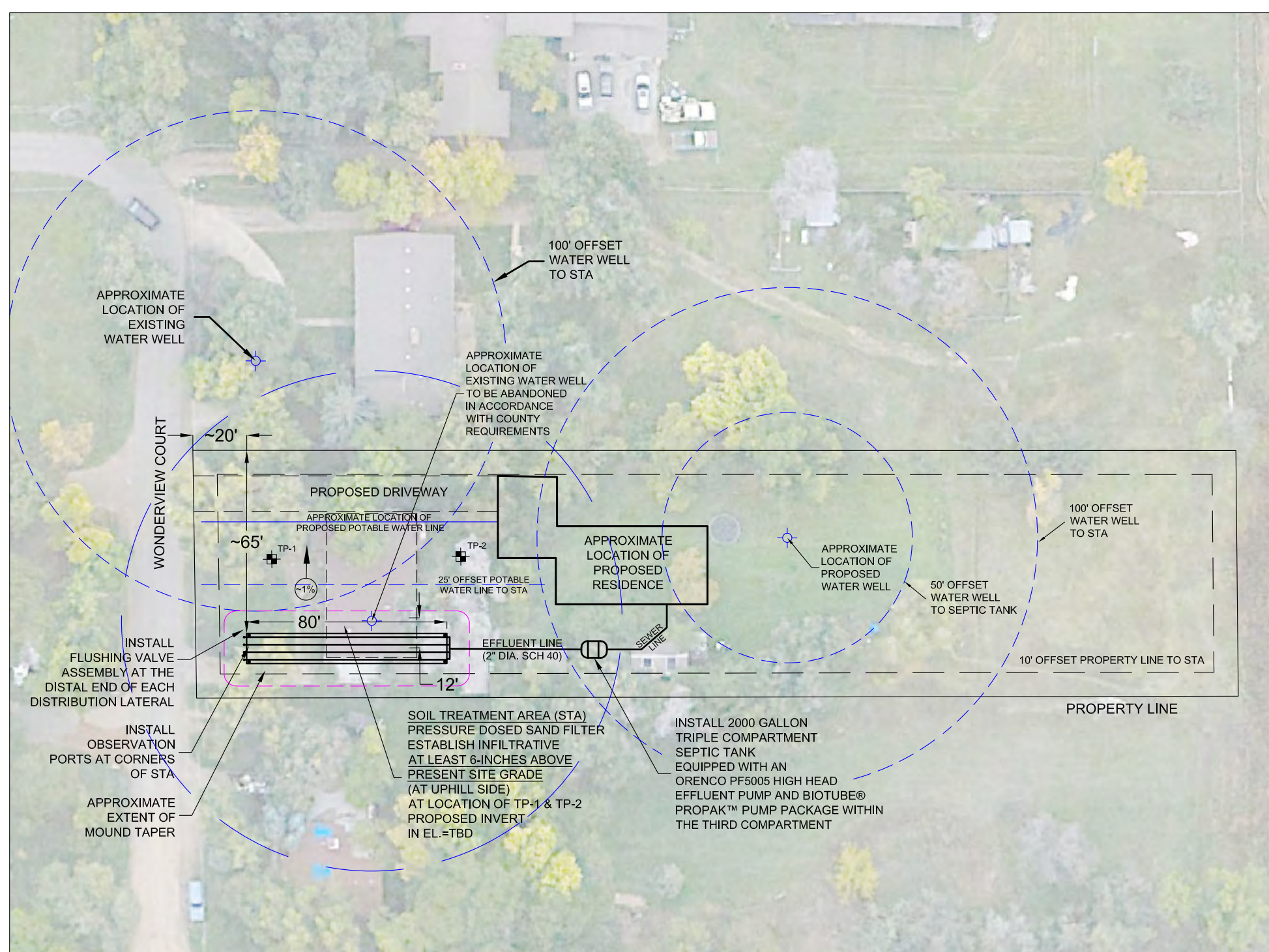
**LOG OF TEST PIT TP-2**

Sheet		1/1	Excavation Equipment:		Mini Excav.		Water Depth Information					
Start Date		-	Auger Type:		-		During Excavation					-
Finish Date		-	Hammer Type:		-		After Excavtion					-
Surface Elev.		-	Field Personnel:		JS		Site Visit: 3/2/2022					8'
USCS	SOIL DESCRIPTION	Depth (ft)	Sampler	"N"	MC (%)	DD (pcf)	Estimated q <sub>u</sub> (psf)	% Swell @ 500 psf	Swell Pressure (psf)	Atterberg Limits		% Passing # 200 Sieve (%)
										LL	PI	
	10 - 12" VEGETATION & TOPSOIL	-	Sand Filter Material (ASTM C33)									
	USDA: SANDY CLAY LOAM	-										
	Soil Type: 3A, Granular, Weak brown	-										
	Redoximorphic Features @ 2.5'	-										
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APRIL 2022  
PROJECT # 22-1080

## PROPOSED LAYOUT DIAGRAM



DENOTES DIRECTION OF SLOPE  
AND APPROXIMATE GRADE



SCALE 1" = 50'



PROPOSED RESIDENCE - PARCEL NUMBER: 146334100015

1432 WONDERVIEW COURT, BOULDER COUNTY (BOULDER), COLORADO

APRIL 2022  
PROJECT # 22-1080

SEPTIC SYSTEM  
DESIGN DIAGRAM



INSTALL 2000 GALLON FLXX TRIPLE -COMPARTMENT  
SEPTIC/DOSING TANK WITH 'ANTI-BUOYANCY COLLAR'  
EQUIPPED WITH AN ORENCO PF5005 HIGH HEAD  
EFFLUENT PUMP AND BIOTUBE®  
PROPAK™ PUMP PACKAGE WITHIN THE THIRD COMPARTMENT  
SET TO PROVIDE ~150 GAL/DOSE,  
FOUR TIMES PER DAY OR AS NEEDED  
(SEE ADDITIONAL PUMP CONTROL SPECIFICATIONS BELOW)

PUMP CONTROLS:  
-INSTALL AUDIBLE AND VISUAL HIGH-WATER ALARM NOTIFICATION  
-PUMP SHALL BE CONNECTED TO A CONTROL BREAKER SEPARATE  
FROM ANY OTHER CONTROL SYSTEM CIRCUITS  
-CONTROL PANELS SHALL BE UL LISTED  
-THE PUMP SHALL HAVE SWITCH FOR MANUAL OPERATION  
-PUMP SHALL HAVE MECHANISM FOR TRACKING AMOUNT OF TIME  
PUMP RUNS OR THE NUMBER OF CYCLES THE PUMP OPERATES

-WE RECOMMEND INSTALLING THE  
ORENCO SI-ETMCT  
CONTROL PANEL OR SIMILAR

2" SCHEDULE 40 PVC PIPE (TYPICAL)  
INSTALLED WITH >1% SLOPE  
DOWN TO DOSING TANK

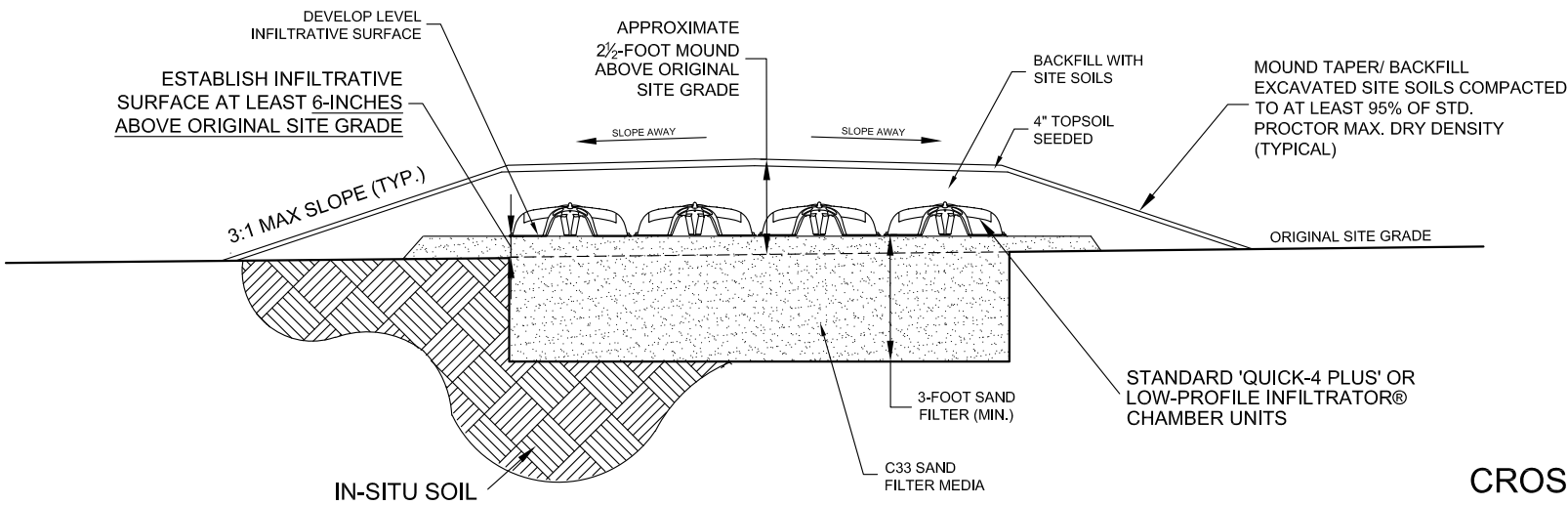
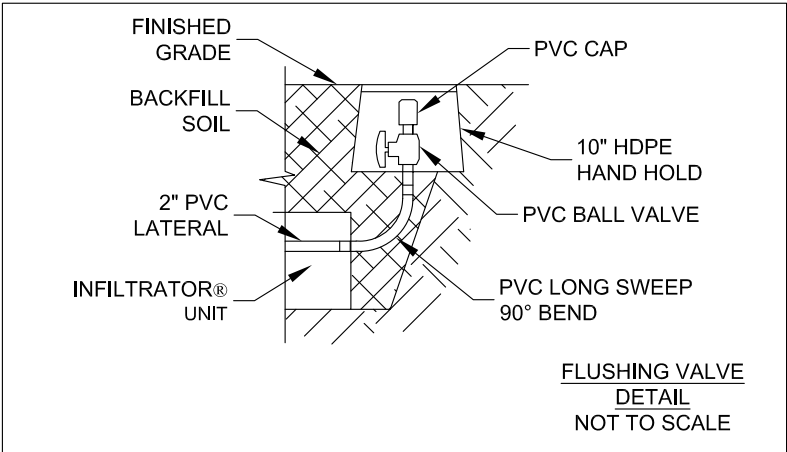
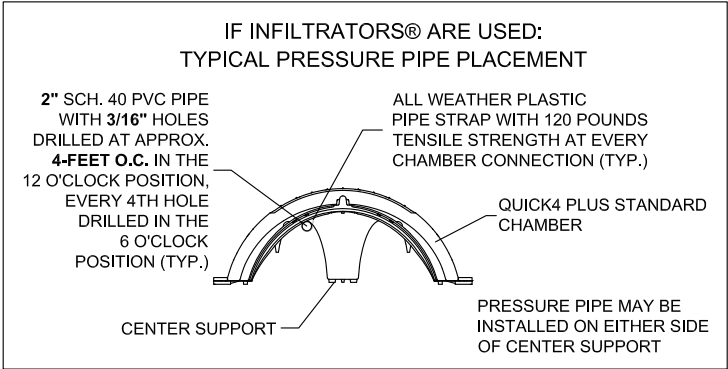
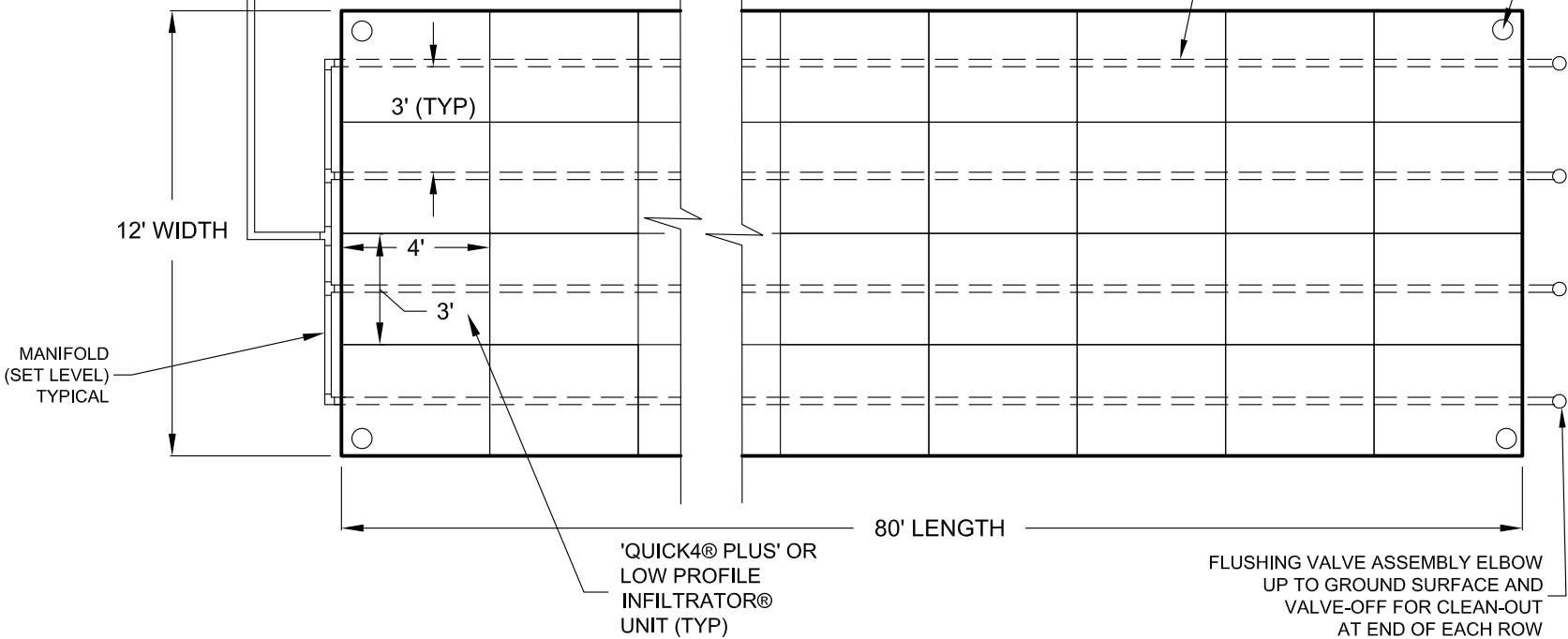
UPSLOPE  
TO BUILDING

INSTALL  
AIR RELIEF VALVE  
AT HIGHPOINT OF  
EFFLUENT LINE  
(LOCATION TBD)

PLAN VIEW  
NOT TO SCALE  
ORIENTATION CAN  
BE MODIFIED TO SUIT SITE

2" PVC PIPE WITH 3/16" HOLES DRILLED  
AT APPROXIMATELY 4-FEET O.C.  
AT THE 12 O'CLOCK POSITION,  
EVERY 4TH HOLE DRILLED IN THE  
6 O'CLOCK POSITION (TYPICAL)

PVC OBSERVATION  
PIPE WITH CAP  
(TYPICAL)



A  
1/1  
CROSS-SECTION  
NOT TO SCALE

PROPOSED RESIDENCE - PARCEL NUMBER: 146334100015  
1432 WONDERVIEW COURT, BOULDER COUNTY (BOULDER), COLORADO

**PROPOSED RESIDENCE - PARCEL NUMBER: 146334100015**  
 1432 WONDERVIEW COURT, BOULDER COUNTY (BOULDER), COLORADO

Soilogic Project # 22-1080

April 2022

**SITE EVALUATION SUMMARY AND DESIGN CALCULATIONS**  
**ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS)**

**Soilogic Personnel Information**

**Wolf von Carlowitz, P.E.**

**3522 Draft Horse Court - Loveland, Colorado 80538**

**970.535.6144 - Wolf@Soilogic.com**

**Josh Schmidt - CPOW Certified Competent Technician**

**970.691.0568 - Josh@Soilogic.com**

**Date of Site Visit - (3/2/2022)**

**Septic System Design Calculations**

Five (5) Bedroom Residence, Q = 600 gpd

'Soil Type 3' and LTAR = 0.35 g/d/sf

Treatment Level 3 (TL3) of the Receiving Soil = 0.65 g/d/sf

$A = Q/LTAR = 600 / 0.65$  (\*Secondary Sand Media) = 924 sf

**Size Adjustment Calculations and Infiltrator® Calculations**

$924 \text{ sf} * 1.0 \text{ (Pressure Dosed Bed)} * 1.0 \text{ (Chambers or Distribution Aggregate)} = 924 \text{ sf}$

$924 \text{ sf} / 12 \text{ sf per 'Quick-4 Plus' Infiltrator® Unit} = 77 \text{ Units}$

**Soilogic proposes one (1) bed with four (4) rows of 20 units per row and a total of 80 units (12' x 80')**

Alternative configurations could be considered

\*Section 14.3, C.) 2.) b) Maximum hydraulic loading rate for TL1 effluent applied to "Secondary Sand Media" in an unlined sand filter is 0.8 gal./sq. ft./day, or the long term acceptance rate of the receiving soil for TL3 (Table 10-1) whichever results in the larger area.





# Pump Selection for a Pressurized System - Single Family Residence Project

## Parameters

Discharge Assembly Size	2.00	inches
Transport Length	50	feet
Transport Pipe Class	40	
Transport Line Size	2.00	inches
Distributing Valve Model	None	
Max Elevation Lift	6	feet
Manifold Length	9	feet
Manifold Pipe Class	40	
Manifold Pipe Size	2.00	inches
Number of Laterals per Cell	4	
Lateral Length	80	feet
Lateral Pipe Class	40	
Lateral Pipe Size	2.00	inches
Orifice Size	3/16	inches
Orifice Spacing	4	feet
Residual Head	3	feet
Flow Meter	None	inches
'Add-on' Friction Losses	0	feet

## Calculations

Minimum Flow Rate per Orifice	0.76	gpm
Number of Orifices per Zone	84	
Total Flow Rate per Zone	63.7	gpm
Number of Laterals per Zone	4	
% Flow Differential 1st/Last Orifice	22	%
Transport Velocity	6.1	fps

## Frictional Head Losses

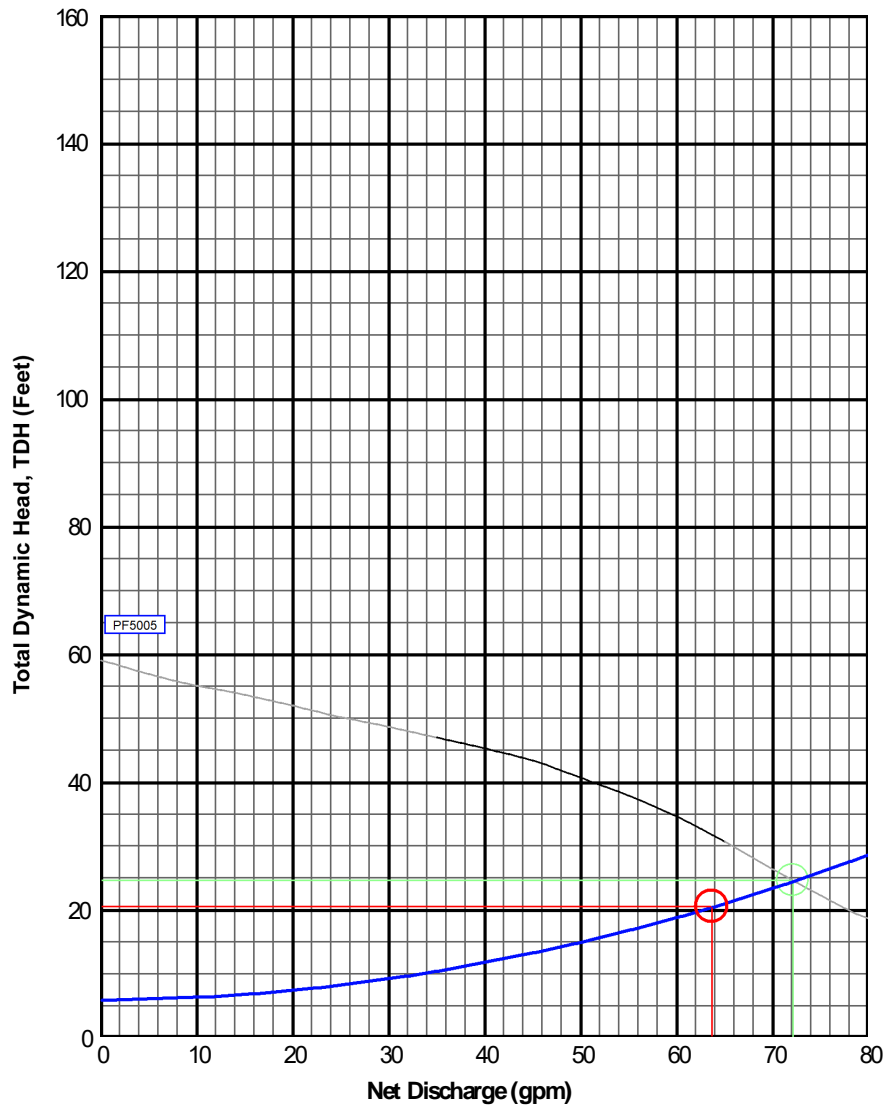
Loss through Discharge	8.1	feet
Loss in Transport	3.1	feet
Loss through Valve	0.0	feet
Loss in Manifold	0.2	feet
Loss in Laterals	0.2	feet
Loss through Flowmeter	0.0	feet
'Add-on' Friction Losses	0.0	feet

## Pipe Volumes

Vol of Transport Line	8.7	gals
Vol of Manifold	1.6	gals
Vol of Laterals per Zone	55.8	gals
Total Volume	66.1	gals

## Minimum Pump Requirements

Design Flow Rate	63.7	gpm
Total Dynamic Head	20.6	feet



## PumpData

PF5005 High Head Effluent Pump  
50 GPM, 1/2 HP  
115/230V 1Ø 60Hz, 200/230V 3Ø 60Hz

## Legend

System Curve:	—
Pump Curve:	—
Pump Optimal Range:	—
Operating Point:	○
Design Point:	○

Calculation: OWTS - Mound System Design

Site Identification:	1432 WONDERVIEW COURT, BOULDER COUNTY (BOULDER), COLORADO
County:	Boulder
Date:	4/4/2022
Engineer/Designer:	SOLIOGIC, INC.
Add'l site information:	

1. The calculation is based on the Mounded Wastewater Treatment Systems Technical Guidance for Site Suitability, Design, Construction, Operation and Maintenance, dated August, 2020

- Notes:
- 2. Highlighted Yellow Cells / Red Text indicates User to Input Data
  - 3. Once calculation inputs are finalized, click ctrl + P to print.

1. User Input and Calculated Values

Parameters	Values	Units
Design Flow	600	GPD
% Slope	1.0	Percent
Soil LTAR (SLR)	0.65	Unitless
Linear Loading Rate (LLR)	9.5	Unitless
Sand Fill Loading Rate	0.8	Gal./sq.ft./day
Minimum sand depth (C)	0.5	Feet
Distribution Media Depth (E)	1	Feet
Soil Cover Depth (F)	1	Feet
Downslope correction	1.03	Unitless
Upslope correction	0.97	Unitless

Parameters	Minimum Calculated Values	Manually Input Values	Units
Distribution Cell Width (A)	11.875	11.88	Feet
Distribution Cell Lenth (B)	63.15789474	80.00	Feet
Distribution Cell Area	750	950	Sq. Feet
Basal Area (sand) Width (I)	14.62	14.62	Feet
Downslope mound fill depth (D)	0.63	0.63	Feet
Actual width to toe of slope (H)	8.12	8.50	Feet
Upslope width (J)	7.28	7.28	Feet
End slope length (K)	7.69	7.69	Feet
Overall width (W)	29.27	30.00	Feet
Overall length (L)	80.54	97.50	Feet





PROJECT NAME

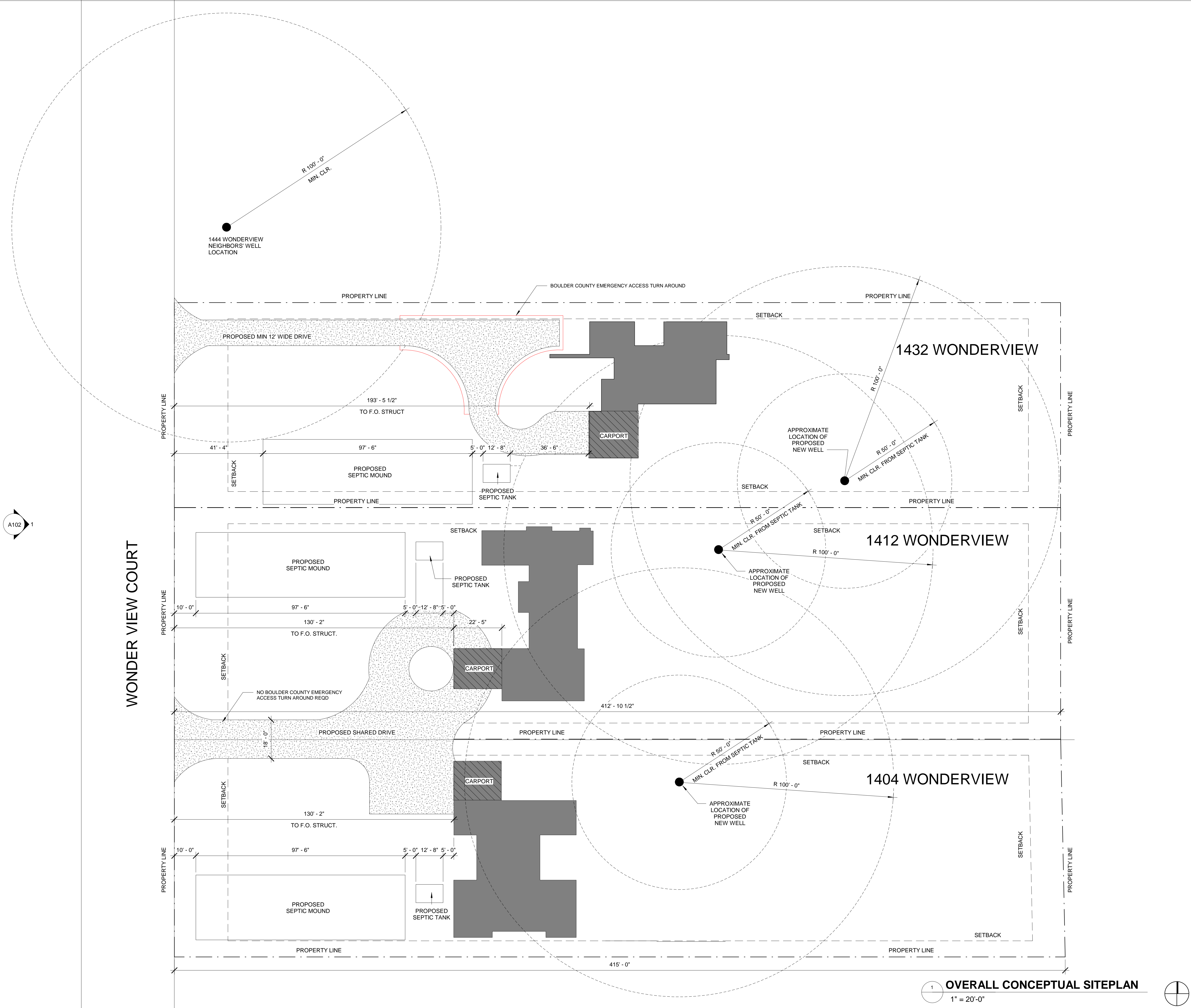
Enter address here

Issuance Schedule		
#	Date	Description
01	190802	For Permit & Const.

Site and Grading  
Plan

A101

5/31/2023 10:48:34 AM



1 OVERALL CONCEPTUAL SITEPLAN  
1" = 20'-0"



# Community Planning & Permitting

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

## Building Safety & Inspection Services Team

### MEMO

TO: Sam Walker, Planner II  
 FROM: Michelle Huebner, Plans Examiner Supervisor  
 DATE: September 27, 2022

RE: Referral Response, SPR-22-0074: Rea Residence. Site Plan Review to deconstruct the existing residence and accessory structures, before constructing a new 3,350 sq. ft. residence and 375 sq. ft. carport on a 1-acre parcel where the presumptive size maximum is 3,429 square feet.

Location: 1432 Wonderview Court

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. A separate building permit is required for to deconstruct and the for the fire pits. Gas fire pits needs to be offset with onsite renewables.

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 155 mph (Vult) and 40 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.
6. **Electric vehicle charging outlet.** Boulder County Building Code requires:
  - a. R329.1 Electric vehicle charging pre-wire option. In addition to the one 125-volt receptacle outlet required for each car space by NEC Section 210.52(G)(1.), every new garage or carport that is accessory to a one- or two-family dwelling or townhouse shall include at least one of the following, installed in accordance with the requirements of Article 625 of the Electrical Code:
    - i. A Level 2 (240-volt) electric vehicle charging receptacle outlet, or
    - ii. Upgraded wiring to accommodate the future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet, or
    - iii. Electrical conduit to allow ease of future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet.
7. **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](mailto:building@bouldercounty.org)





# Community Planning & Permitting

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

**MEMO TO:** County Health and Parks Departments, FPD  
**FROM:** Sam Walker, Planner II  
**DATE:** September 27, 2022  
**RE:** Site Plan Review application SPR-22-0074

**Docket SPR-22-0074: Rea Residence**

**Request:** Site Plan Review to deconstruct the existing residence and accessory structures, before constructing a new 3,350 sq. ft. residence and 375 sq. ft. carport on a 1-acre parcel where the presumptive size maximum is 3,429 square feet.  
**Location:** 1432 Wonderview Court, Section 34, Township 1N, Range 70W.  
**Zoning:** Rural Residential (RR) Zoning District  
**Applicant/Owner:** David P. Rea  
**Agent:** Jamie Michal

Site Plan Review by the Boulder County Community Planning & Permitting Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The subject review process considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to [planner@bouldercounty.org](mailto:planner@bouldercounty.org). All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email [planner@bouldercounty.org](mailto:planner@bouldercounty.org) to request more information.

Please return responses by **October 17, 2022**

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>)).

☒ We have reviewed the proposal and have no conflicts.  
☐ Letter is enclosed.

Signed  PRINTED Name Jessica Fasick

Agency or Address CP&P Historic Review



## Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503  
 303-678-6200 • POSinfo@bouldercounty.org  
[www.BoulderCountyOpenSpace.org](http://www.BoulderCountyOpenSpace.org)

**TO:** Sam Walker, Community Planning & Permitting Department  
**FROM:** Ron West, Natural Resource Planner  
**DATE:** September 28, 2022  
**SUBJECT:** Docket SPR-22-0074, Rea, 1432 Wonderview Court

### Site Conditions

I have reviewed the submitted materials, and have visited an adjacent private parcel as well as the adjacent open space area in the past. The lot is primarily flat with a mix of existing structures, horticultural plantings, and lawn on the western half, with smooth brome and other common non-natives on the eastern half.

### County Comprehensive Plan Designations

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

- Adjacent to Critical Wildlife Habitat
- Adjacent to Significant Natural Community
- Adjacent to Public Lands -- Sombrero Marsh, OSMP, on east
- Adjacent to Public Trails and Wildlife Viewing Blinds – on east side of marsh
- Wetland – small area on eastern edge, and adjacent to Wetland Area
- Adjacent to Riparian Area

### Discussion

Staff has numerous concerns with the proposal – the location of the house on the parcel, the amount of window glazing on the east, the amount and location of proposed imported fill, and significant increase in impermeable area.

Sombrero Marsh is one of only two known natural playas remaining in the county. A playa is a unique wetland area that develops in a localized, closed-basin. As noted above, Sombrero Marsh is a Critical Wildlife Habitat, a Wetland and Riparian area, and a Significant Natural Community. It is also a popular recreational trail area, and a focus of environmental education via the Thorne Nature Experience center on its eastern edge.

Sombrero Marsh has been significantly impacted by past developments. The East Boulder Ditch and the Enterprise Ditch were likely the first impacts, in the 19<sup>th</sup> Century, interrupting surface and groundwater flows from the east. Ridglea Hills subdivision on the east was platted in 1961, creating a vast area of impermeable surfaces, increasing and polluting surface runoff and groundwater movement to the marsh.

The large Boulder Valley School District facility on the northeast was established next, furthering these groundwater regime and surface pollution impacts. Other light industrial uses followed on Arapahoe Avenue.

Sombrero Ranch subdivision on the south was platted in 1979, resulting in large houses on the very boundary of the marsh and furthering the removal of a large area of groundwater recharge for the marsh and drastically increasing surface water contamination. This latter includes road and driveway pollutants including oil, grease, road salts, deicing fluids, and antifreeze, as well as phosphorus and nitrogen contamination from lawn maintenance and runoff.

Finally, a large religious complex with a huge parking lot was constructed to the northwest in 2015.

Each of these developments has impacted the playa, and staff cannot support any further encroachments on the marsh. The subject proposal would further impact this key ecological area (as well as impacts from the other two, new adjacent house proposals that are also under review).

The proposed house structure would be only 125 feet from the parcel's eastern property boundary, which is the boundary of the current marsh. Historically, there would have been a broad transitional wetland area on this west side of the marsh. It is almost certain that past imported fill into the eastern portion of this parcel, as well as decades of past trampling and grazing from livestock, have created the existing "straight-line," north-south, marsh edge that now exists.

Since we cannot return conditions to a transitional wetland boundary, minimization of future impacts is the only avenue to maintain the marsh in at least its current, compromised condition.

Staff therefore cannot support the location of the house only 125 feet from the wetland. It is very likely that the eastern portion of the parcel would be converted to a lawn area, with subsequent uses of chemicals and fertilizers. A (presumed) paved driveway would be substantially increased, from its existing length of only about 55 feet, to a length of about 270 feet, including the carport.

It must be emphasized that development impacts to the marsh are incremental and cumulative, and often indirect. Every added encroachment further jeopardizes the long-term protection of the marsh.

Staff also cannot support the house location because it is not in keeping with the development character of the area – both on the immediate Wonderview Court as well as on the nearby Cherryvale Road. In this vicinity, houses are exclusively fronting the roads, and not setback by (the proposed) 194 feet.

The eastern façade also includes a large amount of window glazing. Since the Critical Wildlife Habitat is only 125 feet away from the proposed house, a reduction in the area of glass and the use of low-emittance/turtle glass in all windows should be required. Staff notes



that there are 8 large windows/glass doors and 14 smaller windows on this east façade. The large amount of window glazing on the south façade may also be a concern since it would face the neighboring parcel/house to the south.

The eastern façade would also have a significant negative visual impact on the recreational trails on the east side of the marsh. At night, the house would appear as a beacon. This would negatively impact: 1) outdoor recreation; 2) nocturnal wildlife species that are sensitive to light; and 3) the visibility of the night sky. Protection of the night sky is a key objective for the county's existing outdoor lighting regulations, though interior lighting can also result in significant impacts.

Staff cannot recall a development of a flat parcel with the proposed importation of about 1000 cubic yards of fill. This would elevate the entire house by up to 2.5 feet, as well as elevate the driveway.

### Recommendations

- The house location should not be approved, thus reducing the driveway, and window glazing should be mitigated, as discussed above. The “need” for fill material should be examined.
- Why is there both a “septic mound” and a “leach field.” These are normally the same thing.
- A Revegetation Plan is required that includes native grass species to be used, an explanation of the treatment of excavated topsoils, mapped delineation of all disturbance areas (this includes construction staging and soil stockpiling areas, driveway, utility lines, and septic system), and locations of silt fences or erosion control logs down slope of disturbed areas. New horticultural plantings should emphasize xeriscaping principles (Article 7-200-B-8, Land Use Code).



# Public Health

## Environmental Health Division

October 3, 2022

TO: Staff Planner, Land Use Department

FROM: Jessica Epstein, Environmental Health Specialist

SUBJECT: SPR-22-0074: Rea Residence project

OWNER: Rea

PROPERTY ADDRESS: 1432 Wonderview Court

SEC-TOWN-RANGE: 34 -1N -70

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

### OWTS:

1. BCPH issued a repair permit for the installation of an absorption bed system on 5/16/22. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 5-bedroom house. BCPH has not approved the installation of the OWTS to date.
2. The OWTS 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).
3. Setbacks between all buildings and the OWTS serving this property and OWTS serving neighboring properties, must be in accordance with the Boulder County OWTS Regulations, Table 7-1.

### Avoid Damage to OWTS:

1. Heavy equipment should be restricted from the surface of the absorption field during construction to avoid soil compaction, which could cause premature absorption field malfunction. Caution should be used in conducting trenching and excavation activities so that sewer lines and other OWTS components are not damaged.

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](http://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, Land Use Department



# Community Planning & Permitting

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 303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

February 28, 2022

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

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

SUBJECT: Docket # SPR-22-0074

1432 Wonderview Court

The Development Review Team – Access & Engineering staff has reviewed the above referenced docket and has the following comments:

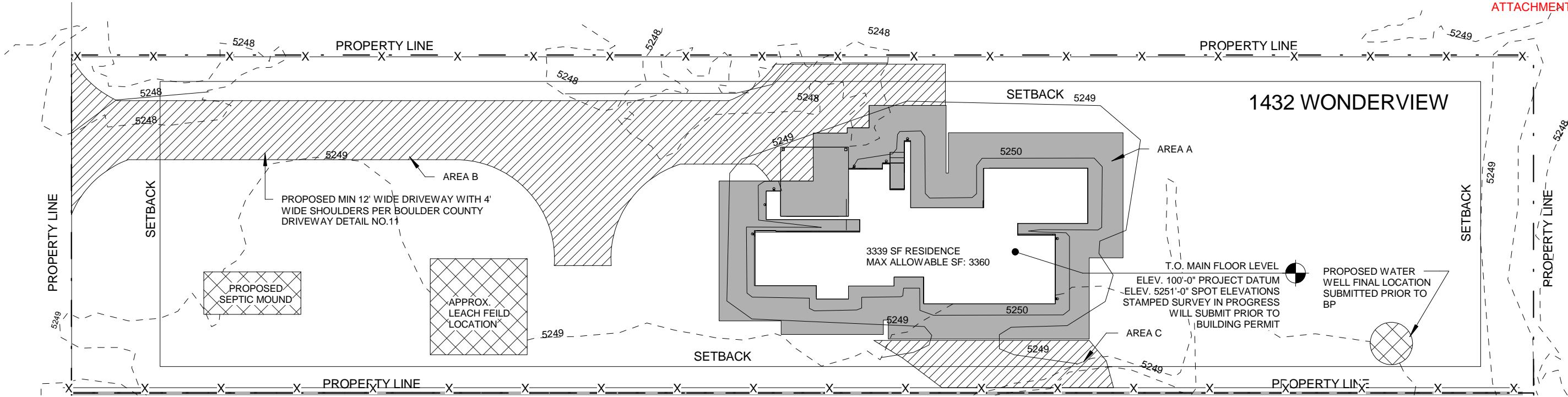
1. The subject property is accessed via Wonderview Court, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Local Secondary. Legal access has been demonstrated via adjacency to this public ROW.
2. There is no evidence of an existing Access Permit. An Access Permit will be issued at the time of building permit review. No special application procedure is necessary, the Access Permit will be issued concurrently with the Building Permit.
3. The revised grading plan provided by the applicant and dated 2/13/23 (attached) indicates approximately 155 cubic yards of cut and fill as well as a 12 foot wide driveway which is in compliance with the [Boulder County Multimodal Transportation Standards \(“the Standards”\)](#).
4. The proposed emergency turnaround shown on the grading plan dated 2/13/23 (attached) complies with The Standards.
5. Fill placed around the new residence must not direct drainage onto adjacent surrounding properties. The Grading plan submitted by the applicant and dated 12/19/22 (attached) indicates proposed grading near the edge of the northern and southern property lines.  
*NOTE: Section J108 of the 2015 International Building Code prohibits grading within 2 feet of all property lines.*
6. Due to the proximity of the wetlands to the area of disturbance as well as a ditch lateral on the east side of the property, erosion control logs (ECLs) must be installed downslope of all disturbed areas and parallel to existing contours. The ECLs must remain in place until all disturbed areas are revegetated.
7. During construction, all materials, machinery, dumpsters, and other items shall be staged on the subject property or to one side of Wonderview Court.
8. A Boulder County Hauler License is required for hauling of material off site, regardless of where the material is deposited. This applies to the prime contractor as well as any

Claire Levy County Commissioner    Marta Loachamin County Commissioner    Ashley Stolzmann County Commissioner



subcontractors that collect, transport or dispose of any materials (dirt, gravel, garbage, recyclables, or compostables, construction and demolition waste, or landscaping materials) anywhere except within the project site, including locations outside unincorporated Boulder County. Additional information can be found here: <https://www.bouldercounty.org/environment/trash/hauler-license/>.

This concludes our comments at this time.



CUT + FILL SCHEDULE			
AREA	CUT	FILL	CUT + FILL
AREA A - FOUNDATION	0.00 CY	392.07 CY	392.07 CY
AREA B - DRIVEWAY	0.00 CY	142.20 CY	142.20 CY
AREA C - MISC	0.00 CY	13.55 CY	13.55 CY

FOUNDATION AREAS EXEMPT  
FROM CUT/FILL  
CALCULATION TOTALS

AREA A - RESIDENCE FOUNDATION		
CUT	FILL	CUT + FILL
0.00 CY	392.07 CY	392.07 CY

1

Grading Plan

1" = 30'-0"



## Community Planning & Permitting

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October 6, 2022

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

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

SUBJECT: Docket #SPR-22-0074: Rea Residence – **HOLD REQUEST**

1432 Wonderview Court

The Development Review Team – Access & Engineering staff has reviewed the above referenced docket and requests it be placed on hold for the following reasons:

1. It is staff's understanding that the subject property will be developed concurrently with new residences at 1412 Wonderview Court (SPR-22-0075) and 1404 Wonderview Court (SPR-22-0076). These three parcels are adjacent to one another, and significant non-foundational earthwork is proposed on all parcels. Therefore, a comprehensive Drainage Plan is required that analyzes drainage impacts from the proposed development on these parcels to those parcels immediately adjacent to them.
2. If the total combined area of disturbance for all three parcels exceeds 1 acre in size, then a Boulder County Stormwater Quality Permit (SWQP) is required. The construction activity is considered part of a larger common plan of development – even if multiple, separate, and distinct land development activities take place at different times.

Additional comments will be provided once the additional information is submitted.



# Community Planning & Permitting

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July 10<sup>th</sup>, 2023

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

FROM: Ian Brighton, Planner II; Community Planning & Permitting, Access & Engineering

SUBJECT: SPR-22-0074: Rea Residence RE-REFERRAL  
1432 Wonderview Court

The Development Review Team – Access & Engineering staff issued an initial referral dated February 13<sup>th</sup>, 2022 (attached) and has the following additional comments:

1. Comments 1, 2, 5, 6, 7, 8, and 9 in the above referenced referral are still relevant to the revised proposal. Comments 3 and 4 no longer apply.
2. Three adjacent properties have been submitted for Site Plan Review (SPR) including SPR-22-0075 at 1412 Wonderview Ct, and SPR-22-0076 at 1404 Wonderview Court. The construction activity is considered part of a larger common plan of development – even if multiple, separate, and distinct land development activities take place at different times. The total combined area of disturbance for all three parcels exceeds 1 acre in size and a Boulder County Stormwater Quality Permit (SWQP) is required.

***At building permit,*** submit a SWQP application. A SWQP must be obtained prior to any work beginning on this project.

3. Revised plans submitted by the applicant don't clearly indicate the location of the emergency turnaround, however the intersection of the carport drive and main drive appears to meet the Boulder County Multimodal Transportation Standards (the Standards).
4. Revised plans submitted by the applicant dated 5/30/2023 indicate grading up the north boundary line. Section J108 of the 2015 International Building Code prohibits grading within 2 feet of all property lines.

***At building permit,*** provide revised grading plans indicating all grading outside of the 2-foot setback.

5. The subject parcel is less than three acres in size and has been evaluated for compliance with Section 1200 of the Boulder County Storm Drainage Criteria Manual (SDCM). Exceptions to the full-spectrum detention and permanent water quality requirements may be granted for small single-family residential parcels provided Low-Impact Development (LID) principles are included in the design. Plans submitted by the applicant dated 5/30/23 indicate a change in grading such that drainage to the north of the proposed residence will leave the subject property prior to infiltration. Applicants must maintain historic drainage.

***At building permit,*** provide updated plans demonstrating that historic drainage is maintained as well as compliance with SDCM Section 1202 Low Impact Development such that at least 20 percent of the total impervious area of all new development and redevelopment sites drain to a pervious area equal to at least 10 percent of the total impervious surface area of the development site, prior to discharging from the site.

This concludes our comments at this time.



**Right of Way & Permits**

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

July 10, 2023

City of Boulder Planning & Development Services  
 1739 Broadway, Third Floor - P.O. Box 791  
 Boulder, CO 80306-0791

Attn: Sam Walker

**Re: Rea Residence – Re-Referral, Case # SPR-22-0074**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the revised site plan for **Rea Residence**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along the west property line and service within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation 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, a Right-of-Way Agent will need to be contacted.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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

**Walker, Samuel**

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**From:** Vargas-Johnson - DNR, Javier <javier.vargasjohnson@state.co.us>  
**Sent:** Friday, June 30, 2023 2:11 PM  
**To:** Walker, Samuel  
**Subject:** [EXTERNAL] SPR-22-0074: Rea Residence project at 1432 Wonderview Court

Sam Walker,

The Colorado Division of Water Resources has reviewed the documents for the re-referral of the Site Plan Review to deconstruct an existing residence and construct a new residence. Our office has no new comments, please refer to our letter dated October 12, 2022.

Please let me know if you have any questions.

Sincerely,

Javier Vargas-Johnson  
Water Resources Engineer



P 303.866.3581x8227  
1313 Sherman St., Suite 821 Denver CO 80203  
[javier.vargasjohnson@state.co.us](mailto:javier.vargasjohnson@state.co.us) | [www.colorado.gov/water](http://www.colorado.gov/water)



# Community Planning & Permitting

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303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

**MEMO TO:** County Health and Parks Departments, FPD  
**FROM:** Sam Walker, Planner II  
**DATE:** June 21, 2023  
**RE:** Re-referral for Site Plan Review application SPR-22-0074

**This proposal is being re-referred due to updated information, including a new site plan, new elevations, and septic design exhibit.**

**Docket SPR-22-0074: Rea Residence**

**Request:** **ORIGINAL:** Site Plan Review to deconstruct the existing residence and accessory structures, before constructing a new 3,350 sq. ft. residence and 375 sq. ft. carport on a 1-acre parcel where the presumptive size maximum is 3,429 sq. ft.

**REVISED:** Site Plan Review to deconstruct the existing residence and accessory structures, before constructing a new 3,330 sq. ft. residence and 394 sq. ft. carport on a 1-acre parcel where the presumptive size maximum is 3,429 sq. ft.

**Location:** 1432 Wonderview Court, Section 34, Township 1N, Range 70W

**Zoning:** Rural Residential (RR) Zoning District

**Applicant/Owner:** David P. Rea

**Agent:** Jamie Michal

Site Plan Review by the Boulder County Community Planning & Permitting Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The subject review process considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to [planner@bouldercounty.org](mailto:planner@bouldercounty.org). All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email [planner@bouldercounty.org](mailto:planner@bouldercounty.org) to request more information.

**IF YOU HAVE REPLIED TO THE ORIGINAL REFERRAL LETTER AND HAVE NO FURTHER COMMENTS, NO ACTION IS REQUIRED.**

Please return responses to the above address by **July 10, 2023.**

☐ We have reviewed the proposal and have no conflicts.

☒ Letter is enclosed.

Signed Name Jacob Cassidy Printed Name Jacob Cassidy

Agency or Address City of Boulder Open Space and Mountain Parks

Date 7/7/2023

**Claire Levy** County Commissioner **Marta Loachamin** County Commissioner **Ashley Stolzmann** County Commissioner



## **City of Boulder Open Space & Mountain Parks**

2520 55<sup>th</sup> St. | Boulder, CO 80301; 303-441-3440

<http://www.osmp.org>

### **MEMORANDUM**

To: Sam Walker, Planner II, Boulder County Community Planning and Permitting

From: Jake Cassidy, Property Agent, City of Boulder Open Space and Mountain Parks

Date: July 7, 2023

Re: Docket SPR-22-0074  
Rea Residence Site Plan Review

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Thank you for the opportunity to review the application referenced above. The property's eastern boundary is adjacent to City of Boulder Open Space and Mountain Parks (OSMP) land. Please consider the following comments regarding this development application:

#### **Open Space Adjacent**

All open space fences and boundaries must be respected at all times. No gates or other access points will be allowed from the subject property onto city owned open space lands without approval of OSMP.

No dumping of trash, tree limbs, lawn clippings, or other debris is allowed on city-owned open space land. Trimming or removal of existing vegetation from OSMP property or planting vegetation on OSMP property is prohibited.

Construction access across city owned open space lands, storage of construction material, staging construction equipment, or dumping of construction debris on city owned open space lands are not allowed.

#### **Viewshed**

OSMP supports efforts by county staff to have the applicant maintain trees and vegetation that could help shield the proposed development from the public viewshed while considering the need for wildfire defensible space. OSMP also encourages the county to consider requiring Firewise landscaping plants as defined by the Colorado State Forest Service (CSFS). More information on Firewise plants can be found at the following link: <https://extension.colostate.edu/topic-areas/natural-resources/firewise-plant-materials-6-305/>



## **Wetland**

Due to the subject property's location near wetlands adjacent to OSMP properties, Boulder County should consider the impacts to wildlife and wetland/riparian habitat when evaluating the location and permissible size of the proposed residence. Boulder County should require a buffer of native trees and shrubs on the east side of the building lots adjacent to the marsh.

The use of fertilizers, especially ones containing phosphorous, can negatively impact the water quality of Sombrero Marsh and cause algal blooms. OSMP recommends that fertilizer not be used on this property, or if fertilizer must be used, using one without phosphorous since runoff into the wetland could lead to increased algae and poor water quality.

## **Habitat Conservation Area**

The subject property is adjacent to open space designated as the Sombrero Marsh Habitat Conservation Area (HCA) to protect rare plants and animals. Off-trail access to these lands is discouraged.

## **Native Plants**

Use of native plant materials for revegetation and landscaping should be recommended. Non-native plant materials should not be planted, particularly Mediterranean sage, myrtle spurge, purple loosestrife, Russian olive, or any other State of Colorado listed noxious weed species.

The grading and landscape plans should include a section on weed management.

Following are some sources of information about the use of local native plants in landscaping:

[https://conps.org/wp-content/uploads/2015/05/Suggested-Native-Plants\\_0408.pdf](https://conps.org/wp-content/uploads/2015/05/Suggested-Native-Plants_0408.pdf)

<https://conps.org/gardening-with-native-plants/>

<https://bouldercolorado.gov/services/gardening-native-plants>

## **Visual Impact**

Exterior lighting should be directed downward to minimize glare and the illumination of adjacent and nearby OSMP lands, conservation easements, or other undeveloped property. Exterior colors should be muted to blend into the natural surroundings, to reduce the visual impact to adjacent and nearby OSMP lands.

## **Consideration of Prairie Dogs**

### **Multiple Objective Area:**

The applicant can expect to experience conditions on the neighboring open space consistent with prairie dog occupation. Prairie dogs are native wildlife, and OSMP is not responsible for their movements across land ownership boundaries. The applicant should be informed that the prairie dog colony on the adjacent open space is designated as a Multiple Objective Area. Multiple Objective Areas are areas where the preservation of prairie dogs and their associated species is one of several management objectives. Prairie dogs will be allowed to persist without removal except for the purposes of maintaining existing irrigation facilities. Multiple Objective Areas will not be used as receiving sites for relocation. Exclusion of prairie dogs attempting to re-colonize could occur in order to pursue other objectives.

Please feel free to contact me if you have any questions or comments about this response.



# Community Planning & Permitting

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**MEMO TO:** County Health and Parks Departments, FPD  
**FROM:** Sam Walker, Planner II  
**DATE:** June 21, 2023  
**RE:** Re-referral for Site Plan Review application SPR-22-0074

**This proposal is being re-referred due to updated information, including a new site plan, new elevations, and septic design exhibit.**

**Docket SPR-22-0074: Rea Residence**

**Request:** **ORIGINAL:** Site Plan Review to deconstruct the existing residence and accessory structures, before constructing a new 3,350 sq. ft. residence and 375 sq. ft. carport on a 1-acre parcel where the presumptive size maximum is 3,429 sq. ft.

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**Agent:** Jamie Michal

Site Plan Review by the Boulder County Community Planning & Permitting Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The subject review process considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to [planner@bouldercounty.org](mailto:planner@bouldercounty.org). All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email [planner@bouldercounty.org](mailto:planner@bouldercounty.org) to request more information.

**IF YOU HAVE REPLIED TO THE ORIGINAL REFERRAL LETTER AND HAVE NO FURTHER COMMENTS, NO ACTION IS REQUIRED.**

Please return responses to the above address by **July 10, 2023.**

☒ We have reviewed the proposal and have no conflicts.

☐ Letter is enclosed.

Signed Name LuAnn Penfold Printed Name LuAnn Penfold

Agency or Address Mountain View Fire District

Date 06-23-23

**Claire Levy** County Commissioner **Marta Loachamin** County Commissioner **Ashley Stolzmann** County Commissioner

**Walker, Samuel**

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**From:** judrenfroe <judrenfroe@aol.com>  
**Sent:** Monday, September 19, 2022 2:28 PM  
**To:** Walker, Samuel  
**Subject:** Re: [EXTERNAL] Ask a Planner - Judith Renfroe - SPR-22-0074 - 1432 Wonderview Court

Hello Sam,

Thank you for the response. I would like to add a couple of things related to the irrigation lateral and septic system, as well as the property lines which are not well defined. I'd also like to get more information regarding the presumptive size.

1) First regarding presumptive size, does the County agree with the applicant's statements regarding presumptive size for all three of the proposed houses, i.e., 1432, 1412, and 1404 Wonderview? (We just discovered the applications for 1412 and 1404. Puzzling because the web site seems to say notices have been sent to adjacent property owners.) These numbers just seem too large compared to what other neighbors have been told.

Also, in regard to existing adjacent houses, do you count those that touch only on the corners?

2) Second, regarding irrigation laterals, it seems to me that when the County is aware of a property right such as an irrigation lateral that may be impacted, planners should require it be respected when approving a site plan. It is a well established legal principle and a property right, not an agreement between neighbors. I realize that the County has nothing to do with our private potential action against the developer for moving our lateral without permission, but it should apply to what the County allows in a site plan review just as if it were described on a deed. Surely the Site Plan Review Standards include respecting legally superior easement rights.

In these three cases, from just casual observation, I see two things. (There may be more.) First, the lateral should be protected from silt just as the marsh is. It is unreasonable to allow the construction to impact the irrigation lateral and force neighbors, at their personal expense, to repair it in order to get irrigation water. Second, it appears the proposed new well is about 10 feet away, and the lateral should be protected from that construction. You might have heard we have a long history of dealing with these applicants, and they have no concern for neighbors or for the existing neighborhood.

3) Third, it seems to me you need to know the size and location of the leach field before approving the site plan. It must be at least implied somewhere in the Site Plan Review Standards. Here is one example why. The well at 1444 is (I'm told) only 30 feet from the property line. The 1444 owners recently built a new leach field for their 5 bedroom house (same size as proposed for 1432) and it is huge. This one is not likely to be significantly different. In order to be 100 feet from their existing well, it would have to be 70 feet south of the property line. The lot is only 100 feet wide. So how is that possible with this site plan? This does not affect me directly, but I am concerned about it for the welfare of my neighbor, the precedent set regarding new leach field construction impacting existing wells, and the principles involved.

Thanks for your consideration, and please don't forget I asked a question about properties touching on corners being considered adjacent.

Judy Renfroe

-----Original Message-----

From: Walker, Samuel <swalker@bouldercounty.org>  
To: judrenfroe@aol.com <judrenfroe@aol.com>  
Sent: Mon, Sep 19, 2022 1:21 pm  
Subject: RE: [EXTERNAL] Ask a Planner - Judith Renfroe - SPR-22-0074 - 1432 Wonderview Court

Good afternoon Judy,

I conducted a site visit for this application last week and noted the irrigation laterals running through the property because they were not shown on the submitted plans. I'm planning to ask the applicants for more information about the laterals but have not yet done so. My concerns about them revolve around the existing drainage on the property and changes to the drainage after construction, which is under the purview of the Site Plan Review Standards described in the code.

However, I do think that most of your concerns about moving the irrigation laterals around are private, in that the County doesn't really have any jurisdiction over private agreements between individuals that govern private irrigation laterals.

Regarding your questions about the septic system, I'm not sure whether or not the tank and drain field are labeled improperly. But the septic system isn't really part of Site Plan Review. The Public Health Department will likely provide a comment on the septic location during our review, but that location is often characterized by soil characteristics and isn't ever addressed under the Site Plan Review standards. Often the only reason a septic system is shown on the planset submitted for Site Plan Review is to characterize the location of physical development (i.e. showing that a building can't be constructed in one spot because the septic system has to be).

Regardless, thank you for your comments. They have been added to the project file, and are now a part of the public record for the application. Your comments will be considered by staff, and will be forwarded to the Board of County Commissioners for their consideration.

Please feel free to reach out to me directly with any questions or additional comments.

Sam Walker  
Planner II| Boulder County Community Planning & Permitting  
2045 13th Street, Boulder, CO 80302  
Ph: 720-564-2738  
[swalker@bouldercounty.org](mailto:swalker@bouldercounty.org)

-----Original Message-----

From: Ask A Planner <[no-reply@wufoo.com](mailto:no-reply@wufoo.com)>  
Sent: Friday, September 16, 2022 6:35 PM  
To: LU Land Use Planner <[planner@bouldercounty.org](mailto:planner@bouldercounty.org)>  
Subject: [EXTERNAL] Ask a Planner - Judith Renfroe - SPR-22-0074 - 1432 Wonderview Court

Boulder County Property Address : 1432 Wonderview Court If your comments are regarding a specific Docket, please enter the Docket number: SPR-22-0074  
Name: Judith Renfroe  
Email Address: [judrenfroe@aol.com](mailto:judrenfroe@aol.com)  
Phone Number: (303) 443-8969  
Please enter your question or comment: Att'n: Abby Shannon

We have just reviewed the information on the site plan for a new residence on the above address...We have a number of initial questions and may have more in time.

1a) It appears that the irrigation lateral serving our property is not shown on the drawings.

1b) And there is more to this. During the winter of 2021/2022 Mr. Van Matre (builder for Mr. Rea) and our new neighbor at 1444 Wonderview, without even telling us, much less getting our approval, moved our irrigation lateral to somewhere on the back of the lot. As you know, the easement for an irrigation lateral is a property right, and is superior to the fee property right. Current case law requires the approval of the easement owner, which is us. The president of the ditch company does not have the authority to give permission for us. We had that discussion several years ago with all of the people involved. They just did it anyway. Fortunately, the lateral did deliver water successfully. However, We are concerned that additional changes will be made without notice or approval in the future, just as this one was made without our knowledge. Admittedly we are getting quite old and I was not physically on top of this to see what the construction equipment was doing, but that does not excuse this.

1c) The other related issue is that the digging and the new lateral location will probably affect overflow from the Sombrero Marsh when it next happens, but we cannot predict how at this time. We are concerned that it will direct all of it toward



our property via the new lateral. It is important that further change of the historic drainage from the marsh over the 1432 property not be permitted.

1d) The lateral may run close to the back of this house. We may be denied access for maintenance. They may wish to line it or put it into a culvert. We will not agree to either of those, and case law requires our agreement. Please do not put us in the position of having to take legal action.

1e) The proposed well may be very near the lateral.

1f) FYI, the owner of the 1432 property does not currently own ditch rights.

2) Although the wetlands are not directly impacted, I am concerned that the location of the house so close to the back, and associated activity from occupants of 5 bedroom house, may impact the nesting sites in the west end of the marsh. I am also concerned that the lights from the house, outside and the light shing through the windows will have an affect on the nesting sites and other marsh wildlife.

3) Regarding the new septic system, are the septic mound and leach field properly labeled? It seems to me the leach field and mound are the same and that the septic tank would be closest to the house.

3a) I think there may be an issue with the proximity of the leach field to the existing well on the property at 1444 Wonderview. It appears it will be less than 100 feet as I believe is required.

I would appreciate being contacted regarding these issues and kept advised whether changes may be required.

Judy Renfro

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

October 18, 2022

Dear Mr. Walker and County Commissioners:

We are writing with concerns related to SPR-22-0074, SPR-22-0075, SPR-22-0076 at 1432 Wonderview Court and the two adjacent properties. I urge you to consider these carefully.

We find the current site plan to be in violation of the following County Standards:

**1. Standard 14 – Replacement Structure**

*...the new structure shall not cause significantly greater impact than the existing structure.*

The current site plan calls for replacement structures on all three lots. The replacement structures would have significantly greater impacts in terms of visual impact, wildlife impacts and natural hazards.

**2. Standard 10 - Visual Impact** *The development shall not have a significant negative visual impact on the natural features or neighborhood character of surrounding area.*

The proposed house would create visual impacts in the following four ways:

- Locating the replacement structure 194 feet from the road would create significant visual impact to our property and other adjoining properties. Currently, the houses on this street are not visible from the back yards.
- The addition of a second story with a large amount of window glazing on all sides would loom over our yard. *(see attached photos)*
- As noted in the letter from Boulder County Parks and Open Space, a large house with a second story near the wetlands would create adverse impacts of light and glare to for adjacent Sombrero Marsh.
- The proposed plan would elevate the house 2.5 feet above the existing grade, exacerbating the visual impact to the public and private lands.

**3. Standard 2 – Neighborhood Character** *(see map below)*

The proposed location of the replacement structures is inconsistent with the neighborhood character. All of the houses on Wonderview Court front the street. Placing the house 194 feet back towards Sombrero Marsh is not only inconsistent with the character of the street but would detract from the quiet and openness of this unique neighborhood. The proposed placement of the houses is also inconsistent with the neighborhood character in which houses along Cherryvale and the surrounding streets also front the street. Allowing the location of this proposal to proceed would change the historical character of this unique neighborhood forever.

**4. Standard 4 – Natural Hazards**

The location of the house necessitates a long driveway that Increase impervious surface. Impervious surface is further increased by the larger house size and long driveway. Being proximate to Sombrero March means that the water table is very high in the area. Increased impervious surface may increase flooding risk to the surrounding public and private land. Additionally, the proposed

plan would elevate the house 2.5 feet above the existing grade and create runoff issues for adjoining lots.

**5. Standard 2 - House Size**

Although the overall size of the house size is not a significant concern, the second story creates additional visual impact and adds additional glazing creating adverse impacts to wildlife.

**ADDITIONAL CONCERNS**

- 1. Open Space Impacts** - As noted in the Boulder County response to these site plans, all three properties back to Sombrero March. This is a very unique area which supports a healthy aquatic ecosystem full of birds. Additional light and glare close to the marsh will have a negative impact on the wildlife.
- 2. Leach field** – Although OWTS's are not regulated by Boulder County Land Use, the proposed house location would place the septic leach field in the front of the house thus creating health & safety concerns for those of us with shallow water wells.
- 3. The existing ditch lateral** is not on the site plan.

To be consistent with Boulder County Standards (2, 4, 10, 14, 10) and the goals of the Boulder Valley Comp Plan, the site plan should be altered in the following ways:

1. The replacement structure should be placed on or near the existing house.
2. The house should be reduced to one story.
3. The property should not be allowed to be elevated with 2.5 feet of fill dirt.

We appreciate your time and consideration of denying these site plans.

Sincerely,

*Stacey Schulte and Eric Scott*

1444 Wonderview Ct

Boulder, CO 80303

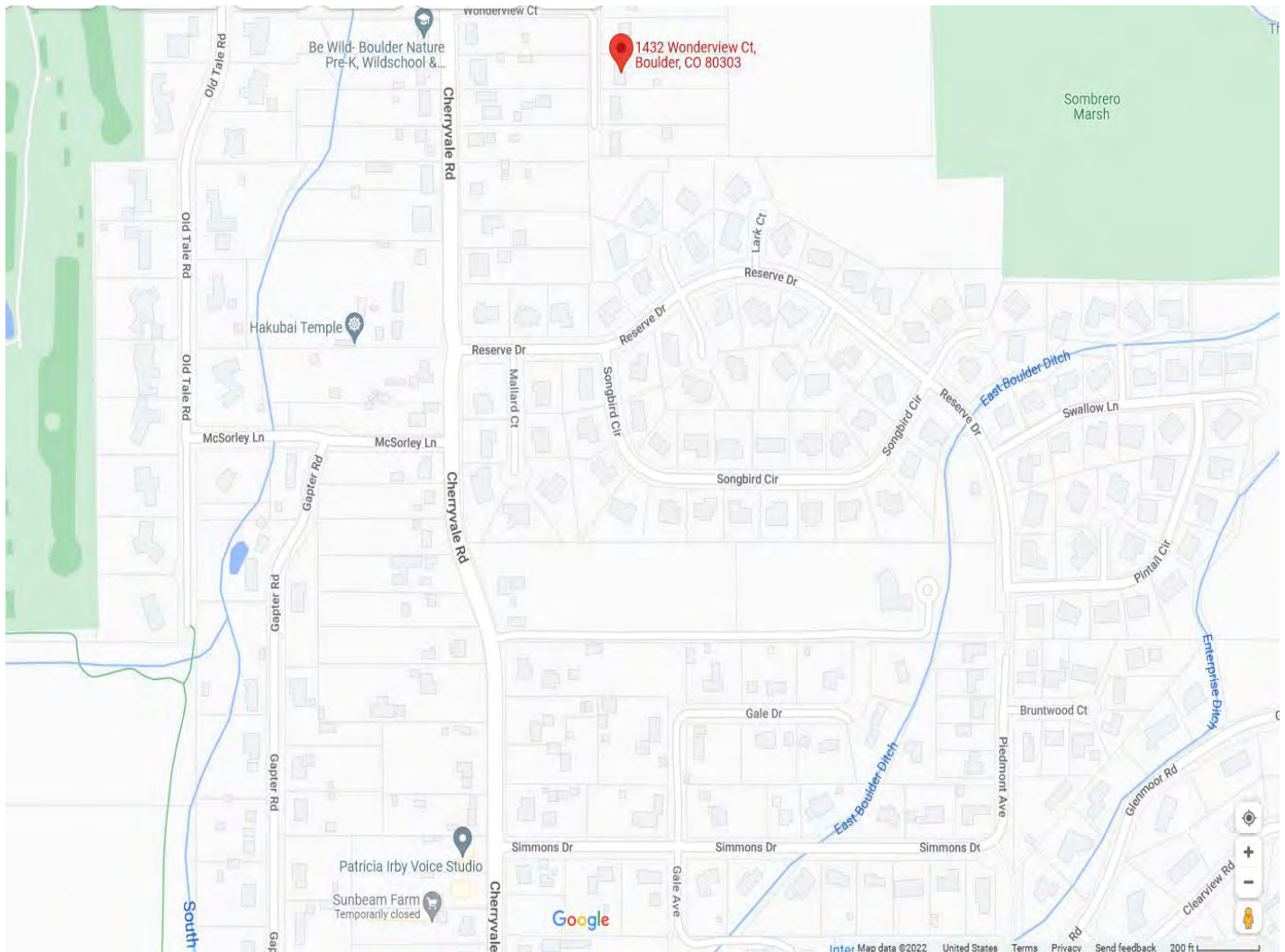
303-532-6628

303-903-9205

[Staceylschulte@gmail.com](mailto:Staceylschulte@gmail.com)

[1EricScott@gmail.com](mailto:1EricScott@gmail.com)

Map showing surrounding areas and placement of houses near street.





Approximate location of proposed house looking south to 1432 Wonderview







**Walker, Samuel**

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**From:** John Purvis <jpurvis@purvisthompson.com>  
**Sent:** Sunday, July 23, 2023 3:18 PM  
**To:** Abner, Ethan  
**Cc:** char purvis  
**Subject:** [EXTERNAL] RE: SPR Information /SPR-22-00474, 475, and 476

Thanks very much, Ethan, for sending me the materials. We're much more thankful for the balanced, comprehensive, careful, detailed and sensitive approach to the above referenced projects, shown in the Letters of Determination, the neighboring properties, the environment in general and, most important, the Sombrero Marsh. We live at 1365 Lark Ct. where we built our house in 1987, so we know quite a bit about the Marsh and its importance. We much appreciate the fine efforts over the years by your department, the City of Boulder and Boulder County Open Space departments, the Boulder County Commissioners and various others involved, including Oakleigh Thorne, Jim Crane and Delaney Wheeler, Ellie VanWinkle, your cohort Samuel Walker and others to preserve and protect it. Please pass this along as you see fit. Thanks, again. John Purvis

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**From:** Abner, Ethan <eabner@bouldercounty.gov>  
**Sent:** Friday, July 21, 2023 4:30 PM  
**To:** John Purvis <jpurvis@purvisgray.net>  
**Subject:** SPR Information

John—below are the links for the Site Plan Review applications that we spoke on the phone about. You should just be able to click the number below and it will take you to the relevant webpage. If for some reason clicking the number doesn't open a new window, try holding down the "Ctrl" key on your keyboard while you click. Please feel free to reach out if you have any more questions.

[SPR-22-0076](#)

[SPR-22-0075](#)

[SPR-22-0074](#)

Best,



**Ethan Abner | Long Range Planner**  
 Planner On-Call  
 303-441-3930

*Boulder County has migrated all email to the .gov domain. Please update your contact lists to reflect the change from name [@bouldercounty.org](mailto:@bouldercounty.org) to name [@bouldercounty.gov](mailto:@bouldercounty.gov). **Emails sent to both .org and .gov addresses will continue to work.** This work is part of the migration to the .gov domain that began in July, 2022 when the Boulder County website moved to [www.bouldercounty.gov](http://www.bouldercounty.gov). This move to the .gov domain provides a higher level of cybersecurity protection.*



**Walker, Samuel**

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**From:** judrenfroe <judrenfroe@aol.com>  
**Sent:** Sunday, July 30, 2023 3:11 PM  
**To:** Boulder County Board of Commissioners  
**Cc:** LU Land Use Planner; Walker, Samuel  
**Subject:** [EXTERNAL] SPR-22-0074, SPR-22-0075, and SPR-22-0076: Please Call-Up for review

Dear Commissioners:

We, Judy and Neal Renfroe, are a neighbor of the properties (1432, 1412, and 1404 Wonderview Court) involved in the Site Plan Reviews referenced in the Subject line of this email. We live at 1460 Wonderview Court, two houses north of the 1432 Wonderview Court property.

We urge you to call up at least SPR-22-0074 and SPR-00-76 for further review for the reasons set forth below. If you believe that the houses should be closer to Wonderview and the leach fields further toward the east, you may wish to call up the third, SPR-22-0075 also.

The reasons for our request are below. They are different for the two properties that concern us the most.

The applicable sections of article 4-806 are cited in the approval letter. However, all through the approval letter for 1432 Wonderview, the theme is that there are still concerns about the locations of the house, but due to the applicants insistence on having the septic leach fields on the west end, the standards cannot be met. Therefore, those standards are deemed as being met. That is not logical. They are not met just because an applicant has created a barrier to changes needed to better meet them. There is no engineering support for that position.

### **SPR-22-0074: 1432 Wonderview Court.**

There are two primary reasons for requesting that you deny this site plan, plus other reasons.

1. The location of the house, and the amount of windows and light on the east side are a significant and undesirable impact on Sombrero Marsh. That impact is in violation of Section 7, Article 4-806, of the standards for Site Plan Review. The house appears to even be in the 250 foot buffer zone.

Please reference the letter from Ron West, Natural Resources Planner with Boulder County Parks and Open Space, dated September 28, 2022, found at pages 64 through 66 of the determination letter packet. That covers it very well and does not need to be repeated.

A related issue is the lack of space it leaves for any new owner who wants to have chickens or goats or other animals, or gardens. It leaves them with only one choice which is very close to the Marsh. The same applies regarding children's play areas, or a family's outdoor recreation areas. (Volleyball court anyone?) With a five bedroom house, one would expect a few children to live there. Also, the concentration of mosquitoes increases as one approaches the marsh.

2. The house, due to its location, its size, and imposing height, has a major impact on both residences to the north. The impact involves both the view and the lack of compatibility with existing

development. It is not only the square footage of the house that creates an impact. It is the location and height, and the design with the windows overlooking the nearby properties, particularly the property at 1444 Wonderview Ct. It is completely out of character with the existing neighborhood both in terms of location, height, and visual impact to adjacent properties, and is in violation of Article 4-806-A-14 which requires that the new replacement structure "shall not cause significantly greater impact (with regard to the standards set forth in this Section 4-806) than the original structure. The marked up photos in the October 18, 2022, letter from Stacey Schulte illustrate the impact very well. (pages 85 and 86 of the packet)

I believe this is in violation of Sections A6, A7, A10, A13 and A14 of Article 4-806 of the Boulder County Land Use Code which sets out the standards for Site Plan Review.

Staff in its determination letter (page 9 of the letter, page 11 of the packet) expressed that they still have concerns regarding the location of the house for all of the above reasons. Approving the location because the builder refuses to make adjustments in house design and septic placement and therefore the house does not fit anywhere else, does not seem reasonable, logical, or within the intent of the Land Use Code. The intent should be the deciding factor.

I would note again that the limiting condition is one of the applicant's own making. There is nothing in the Soillogic report for any of the properties that would support the need to put it at the western most end of the property. (I would note also that, if there was actually a second test trench east of the existing house, it had to be very near the septic cess pit in use as a septic system, which would have accounted for any water encountered there but not in other test trenches.)

3. We have been assured that there will be no work allowed in our irrigation lateral which crosses the property (see below for more information re the lateral) but there is nothing in the approval letter for this property that specifically states that, and the irrigation lateral is not located on the site plan. We request that it be so located and the no work and no changes of the lateral be conditions of the final approval

4. I question the potential for marsh water to impact water quality in wells placed nearer the marsh than existing wells. That is another reason to put the wells near the west end, and the leach fields east of the houses.

5. The disruption to the marsh during construction of a leach field would be much less than disruption during construction of a large house over a longer period of time. The recommended leach fields are not large as leach fields once were, and do not have to be placed crossways at the very east end of the lots. Existing leach fields were taller and placed along the sides without impacting use of the lot too much..

6. We agree with both letters written by Stacey Schulte and Eric Scott.

#### **SPR-22-0076: 1404 Wonderview Court.**

Initially I did not plan to ask for call up of this site plan, but after reading the number of violations which are to be fixed at building permit time, I need to include it in my request. I simply do not understand how these can be satisfactorily addressed at building permit time when they have not been resolved in the past year that this has been under review. It is not going to happen, and then the time frame for expiration of the site plan approval will be used to force the County to agree or be sued.

It appears to me that, with the on site septic system and the driveway turnaround requirement (which condition is not met in the plan) there may simply not be room for this 5 bedroom house on 1404 Wonderview Ct. Perhaps there would be with a more efficient design.

1. Septic system and leach field seems to be illustrated with different sizes throughout the packet. I don't know which is the final plan. The repair permit was for a system for a 4 bedroom house, not a 5 bedroom house. The Soillogic report and recommendations, including size, seem to be for a 4 bedroom house. The proposed site plan is for a 5 bedroom house. Depending on which is the final drawing, there may not be enough room.
2. Driveway turn around requirement and distance misrepresented and need to be revised at building permit stage. That will take more space west of the house where the leach field is. Will it require moving the house farther east?
3. Violation of requirement that no work take place in irrigation lateral seems unavoidable with the house a few feet from the lateral.

By way of explanation, there is an irrigation lateral running along the south side of 1404 Wonderview Court, cutting diagonally across the SE corner, and then continuing across the back of all three lots at 1404, 1412 and 1432 Wonderview Court. Before Mr Van Matre moved it two winters ago (without our knowledge), it served all three of these properties. It still serves 1444 and 1460 Wonderview Court and 1468 Cherryvale Road. This lateral should be shown on the site plan.

Mr. Van Matre has been told in no uncertain terms, a number of times, by the County and by the owners of the lateral, that there is no work to be done in the lateral, that he may not disturb it, that he may not move it, and that he may not put it in a pipe. Xcel which owns a controlling interest in the ditch has told him repeatedly that they cannot and do not give permission regarding moving the laterals, yet he wants to claim they did. (We would not unreasonably withhold approval for minor moves of the lateral, but we will not agree to putting it into a pipe or culvert.)

In the plans for 1404 Wonderview the lateral is in the 7 foot side setback between the proposed new house and property line, and in the area "to be re-vegetated" shown on his plans. It is also within the 10 feet where a 10% drainage slope away from the house is required. As a beneficial owner of this lateral, I am particularly concerned that he may just go ahead and put it in a pipe. Perhaps the intent is to create a situation where nothing else will work and the house has been built. We will only know this after it happens. We would like to see it addressed and corrected now and have any approval clearly state how it is to be handled, for our benefit and for the benefit of the building department.

4. Per the approval letter statement, drainage over the lateral is shown on the site plan and is supposed to be resolved at Building Permit stage. Again, that seems unlikely if it has not already been resolved.

We have asked repeatedly that this lateral be shown on this and the other site plans. We are asking the Commissioners to require that. Everything else is shown.

In summary:

Please call up these site plans for further review and to correct the above issues where the plans do not respect the site plan review standards as set forth in Article 4-806 of the Land Use Code.

Respectfully,

Judy Renfroe and Neal Renfroe  
1460 Wonderview Court  
720-841-3540



**Walker, Samuel**

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**From:** Stacy - Gmail <staceylschulte@gmail.com>  
**Sent:** Thursday, July 27, 2023 3:02 PM  
**To:** Walker, Samuel  
**Cc:** 1ericscott@gmail.com; Sanchez, Kimberly  
**Subject:** [EXTERNAL] SPR-22-0074 public comment  
**Attachments:** SPR-22-0074.pdf

Hi Sam –

Please find attached our public comment. I also sent it to the commissioners.

Sincerely,  
Stacey Schulte & Eric Scott

July 27, 2023

Dear Commissioners Levy, Loachamin and Stolzmann:

We are the homeowners of 1444 Wonderview Court, Boulder, Co. We are contacting you about SPR-22-0074. As described below there are several serious flaws with the proposal and it is inconsistent with at least four Boulder County Standards. Although staff's Determination Letter has tentatively approved the plan, their approval appears to be based on a factual error. **Accordingly, we urgently request that you call up SPR-22-0074 for a public hearing.**

#### ISSUE SUMMARY

1. The owner of 1432 Wonderview Ct seeks approval to tear down the existing home and develop the property with a new structure.
2. Every home on Wonderview Ct has a long lot bordering Sombrero Marsh to the east. [Sombrero March is a Habitat Conservation Area. Sombrero Marsh United](#) is an organization developed to protect development encroaching on the Marsh and has filed a lawsuit against the city to prevent further adjacent development.
3. The average setback of existing homes on Wonderview is 55 feet from the street to the west -- safely away from the Marsh wildlife and creating uninterrupted views of the natural area. But SPR-22-0074 has proposed constructing a 29' two-story house almost 200 feet from Wonderview Ct and significantly closer to the Marsh.
4. Every home has their water well on the western side of the property and a septic system on the eastern part of the lot. Our septic on the eastern edge of our property was installed and approved by Boulder County in October 2022 with no issue. SPR-22-0074 proposes installing a septic system on the western edge of the property next to neighboring water wells.

#### CONCERNS WITH DETERMINATION LETTER

Both the placement of the house and the septic system are problematic for several reasons.

1. Contrary to the language in the Determination Letter, the engineers report does NOT indicate that the proposed septic location is the best location. The Determination Letter agrees that the placement of the house in the center of the lot is inconsistent with Neighborhood Character, yet argues it must be placed there because the septic must be on the western side of the lot. In fact, the engineer report (Soilogic) DOES NOT STATE that the western side of the lot is the best location for the septic. According to Soilogic, they only evaluated the locations pre-selected by the applicant which were on the western side of the property.
2. Staff agree that the proposed location of the replacement structures is inconsistent with the Neighborhood Character (Boulder County Standard 2). To approve the house location based on the erroneous understanding about the best septic location would create a precedent for future development in this neighborhood compromising the Marsh and existing community character.
3. Safety of existing water wells should be priority. The applicant argues that it is ecologically safer to place the septic away from the marsh. The argument is predicated on the unlikely event of a

leech field failure. In that event, it would be safer for the leech field to be near the marsh than to be 100 feet from our shallow water well and those of the neighbors.

4. Although the applicant has stated to the County that the reason for the location of the house and septic is about ecology concerns, he has said otherwise to us. The applicant wrote to us in an email dated March 22, 2023 that, "...keeping the house in its current location... would not align with my own needs..."
5. Boulder County Open Space and all of the owner-occupants on Wonderview object to the location of the house based on concerns for wildlife, natural hazards, visual impact and other violations of County Standards.

## VIOLATIONS OF BOULDER COUNTY STANDARDS

### **Standard 2 – Neighborhood Character** *(see map below)*

The proposed location of the replacement structure is inconsistent with the neighborhood character. The average setback of houses in the neighborhood is 60 feet. Placing the new house 197 feet back towards Sombrero Marsh inconsistent with the character of the street, particularly of those lots that back to open space.

### **Standard 4 – Natural Hazards**

The location of the house necessitates a long driveway that Increase impervious surface. Impervious surface is further increased by the larger house size and long driveway. Being proximate to Sombrero March means that the water table is very high in the area. Increased impervious surface may increase flooding risk to the surrounding public and private land.

### **Standard 14 – Replacement Structure**

*...the new structure shall not cause significantly greater impact than the existing structure.*

The replacement structure would have significantly greater impacts in terms of visual impact, wildlife impacts and natural hazards.

### **Standard 10 - Visual Impact** *The development shall not have a significant negative visual impact on the natural features or neighborhood character of surrounding area.*

The proposed house would create visual impacts in the following four ways:

- Locating the replacement structure 197 feet from the road would create significant visual impact to our property and other adjoining properties. Currently, the houses on this street are not visible from the back yards.
- As noted in the letter from Boulder County Parks and Open Space, a large house with a second story near the wetlands would create adverse impacts of light and glare to for adjacent Sombrero Marsh.

**OPEN SPACE IMPACTS** - As noted in the Boulder County Open Space response this is a very unique area which supports a healthy aquatic ecosystem full of birds. Additional light and glare close to the marsh will have a negative impact on the wildlife.

To be consistent with Boulder County Standards (2, 4, 10 & 14) and the goals of the Boulder Valley Comp Plan, the house location should be denied. The replacement structure should be placed on or near the existing house.

We look forward to the opportunity to discuss these concerns at the public hearing.

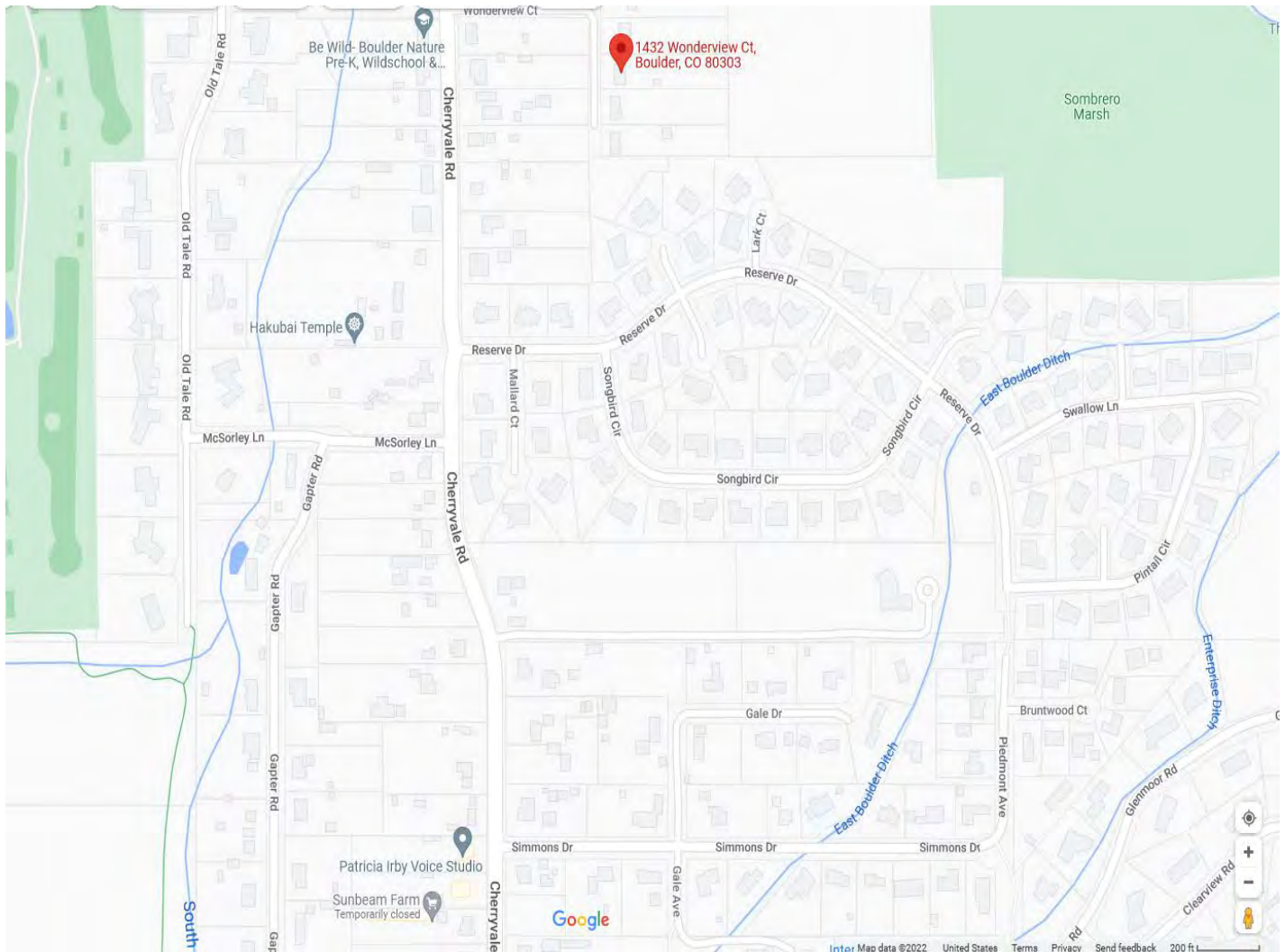
Sincerely,

*Stacey Schulte and Eric Scott*

1444 Wonderview Ct, Boulder, CO 80303  
303-532-6628, 303-903-9205



Map showing surrounding areas and placement of houses near street.





Approximate location of proposed house looking south to 1432 Wonderview

