



# Community Planning and Permitting

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## BOARD OF COUNTY COMMISSIONERS

Hybrid Public Hearing

**August 17, 2023 – 1:30 P.M.**

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

### PUBLIC HEARING

**STAFF PLANNER:** Jonathan Tardif

### STAFF RECOMMENDATION REGARDING:

#### Docket LU-23-0020/SPR-22-0134: Seredinski Residence

- Proposal:** Limited Impact Special Use Review to permit 1,117 cubic yards of non-foundational earthwork, and Site Plan Review for the construction of a 2,836-square-foot residence on a vacant 54.1 acre parcel where the presumptive size maximum is 3,000 square feet at 19000 St. Vrain Drive.
- Location:** 19000 S. St. Vrain Drive, approximately 2,503 feet northwest of the intersection of State Highway 7 and State Highway 72, Section 5, Township 2N, Range 72W
- Zoning:** Forestry (F) Zoning District
- Applicants:** Johannes J & Laura D Seredinski (property owners)

**STAFF RECOMMENDATION:** Staff recommends that the Board of County Commissioners conditionally approve docket LU-23-0020/SPR-22-0134: Seredinski Residence.

### PACKET CONTENTS:

Item	Pages
○ Staff Recommendation	1 – 21
○ Application Materials (Attachment A)	A1 – A19
○ Referral Responses (Attachment B)	B1 – B16

### SUMMARY AND RECOMMENDATION:

The applicants request Limited Impact Special Review for 1,117 cubic yards of non-foundational earthwork for driveway grading and drainage design surrounding the residence and Site Plan Review for the construction of a 2,836-square-foot residence at 1900 St. Vrain Drive. Limited Impact Special

Review is required for grading over 500 cubic yards, and this earthwork is analyzed pursuant to the Special Use Standards outlined in Boulder County Land Use Code (Code) Art. 4-601. Site Plan Review is required for the proposed residence because it will require a building permit on a property that is currently vacant (Art. 4-802.A.1). The proposed residence is analyzed pursuant to the Site Plan Review standards outlined in Code Art. 4-806.

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

**DISCUSSION:**

The subject property is approximately 54.1 acres in size, located on the north side of State Highway 7, approximately 2,503 feet northwest of the intersection of State Highway 7 and State Highway 72 as shown in Figure 1 below.

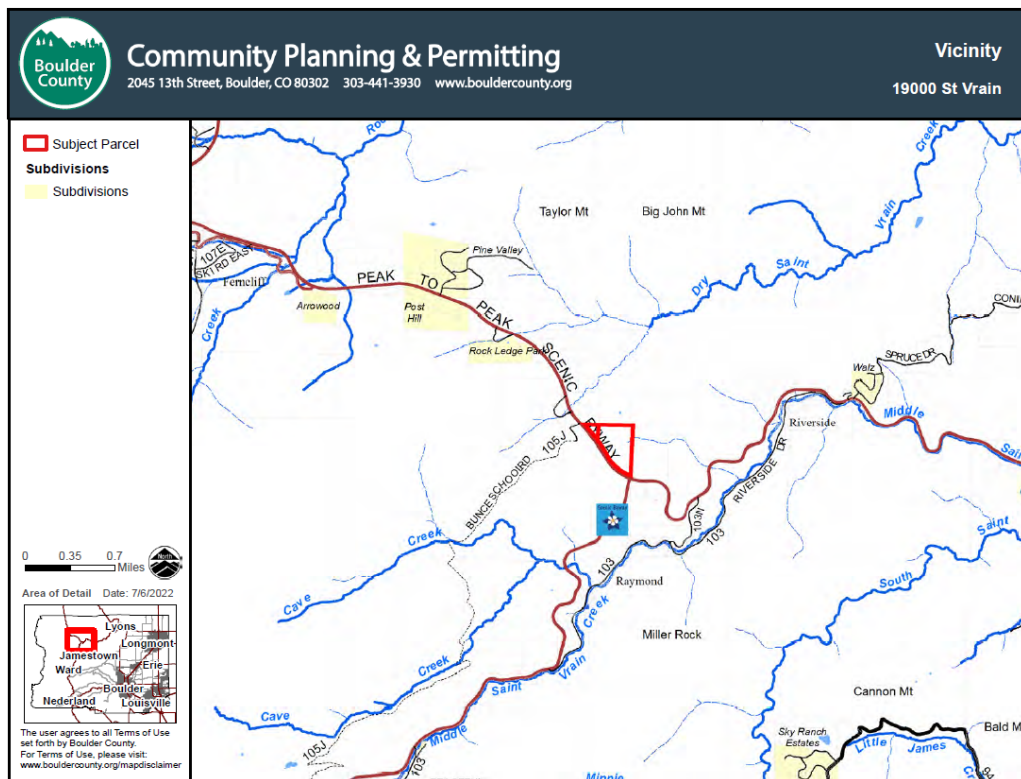


Figure 1: Vicinity Map showing location of the subject property

Article 9-100.A.2 of the Code identifies that parcels 35 acres or more in size are legal building lots. The subject property is identified on the Property Map shown in Figure 2 below.

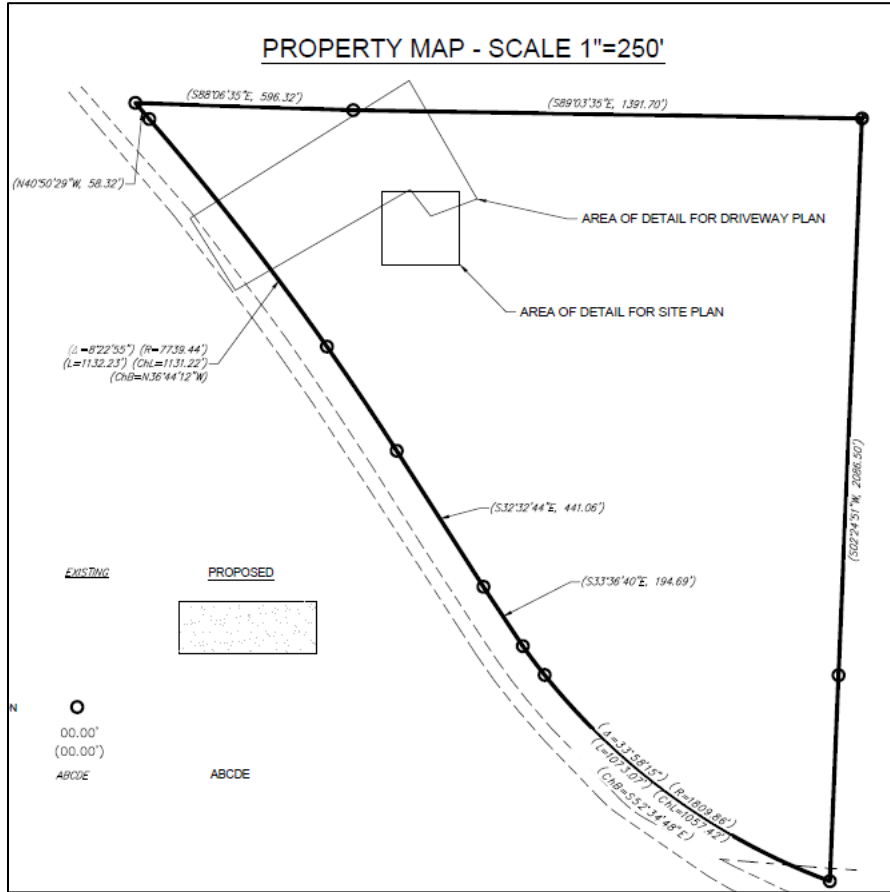


Figure 2: Property Map of 19000 St. Vrain Drive

The applicants request Limited Impact Special Review for 1,117 cubic yards of non-foundational earthwork for driveway grading and drainage design surrounding the residence.

<b>Non-Foundational Earthwork</b>	769 cubic yards of cut and 348 cubic yards of fill
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The applicants are proposing to create a 12-foot-wide and 928-foot-long driveway connecting the proposed residence and attached garage to State Highway 7 and an emergency turnaround hammerhead to the northeast of the proposed residence. The extent of the proposed driveway layout and emergency turnaround hammerhead is shown in Figure 3, below (also on page A17 of Attachment A: Application Materials).

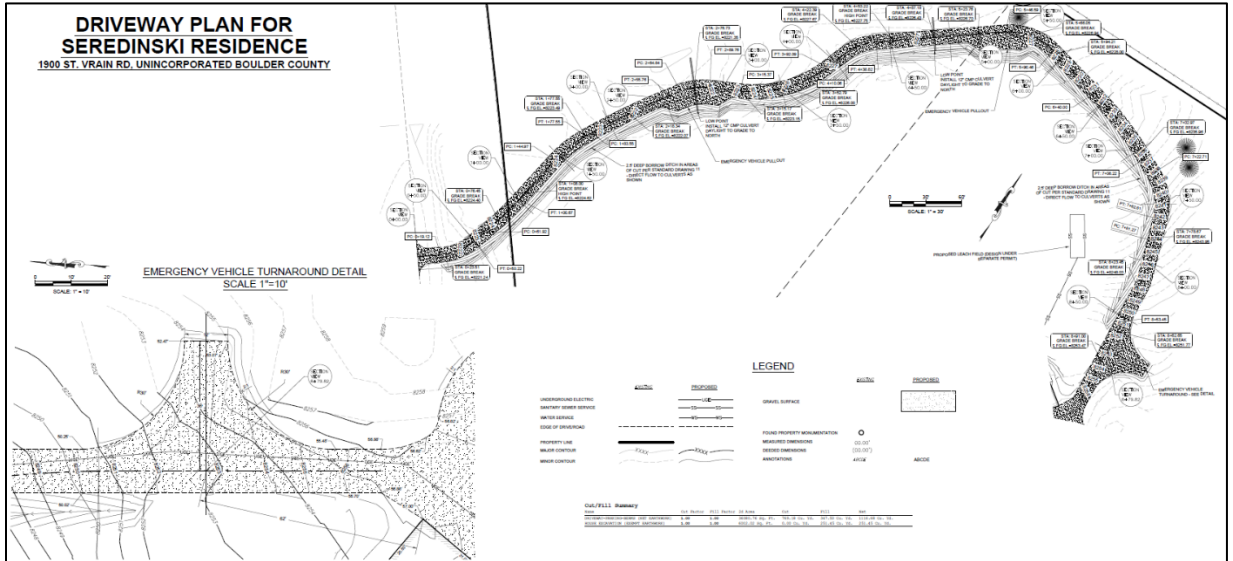
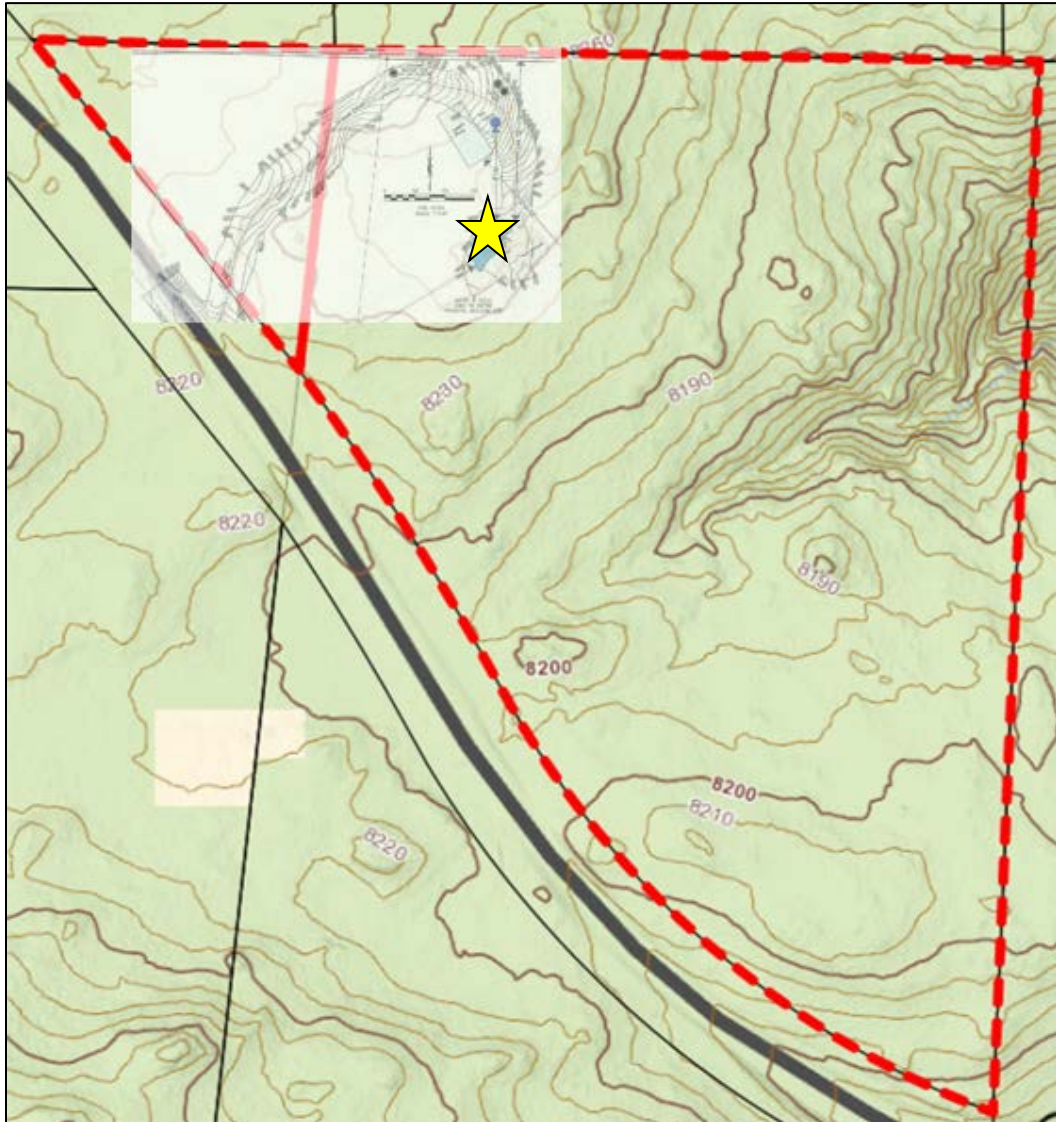


Figure 3: Cropped image of the proposed driveway and emergency turnaround hammerhead design

The subject property slopes down from the west to east. The higher elevation sections of the property are located adjacent to State Highway 7 along the southwestern property line, and the property slopes downwards to the lowest point near the northeast corner of the property. The residence is proposed in a relatively flat area on an eastern facing slope. Figure 4, below, illustrates the site topography and shows 40-foot contours in bold lines. The approximate location of the proposed residence is identified with a yellow star and the site plan and driveway design are overlaid on to the topographic map.



*Figure 4: Cropped image of a topographic contour map of 19000 St. Vrain Drive with the site plan overlaid on the map and the location of the residence identified by yellow star*

The Boulder County Comprehensive Plan identifies the following resources on the subject property (see Figure 5, below):

- North St. Vrain Environmental Conservation Area
- Wetlands
- Peak to Peak Scenic Corridor

Potential impacts to these identified resources are addressed under LU Criteria 3 & 4 and SPR Criteria 7, below.

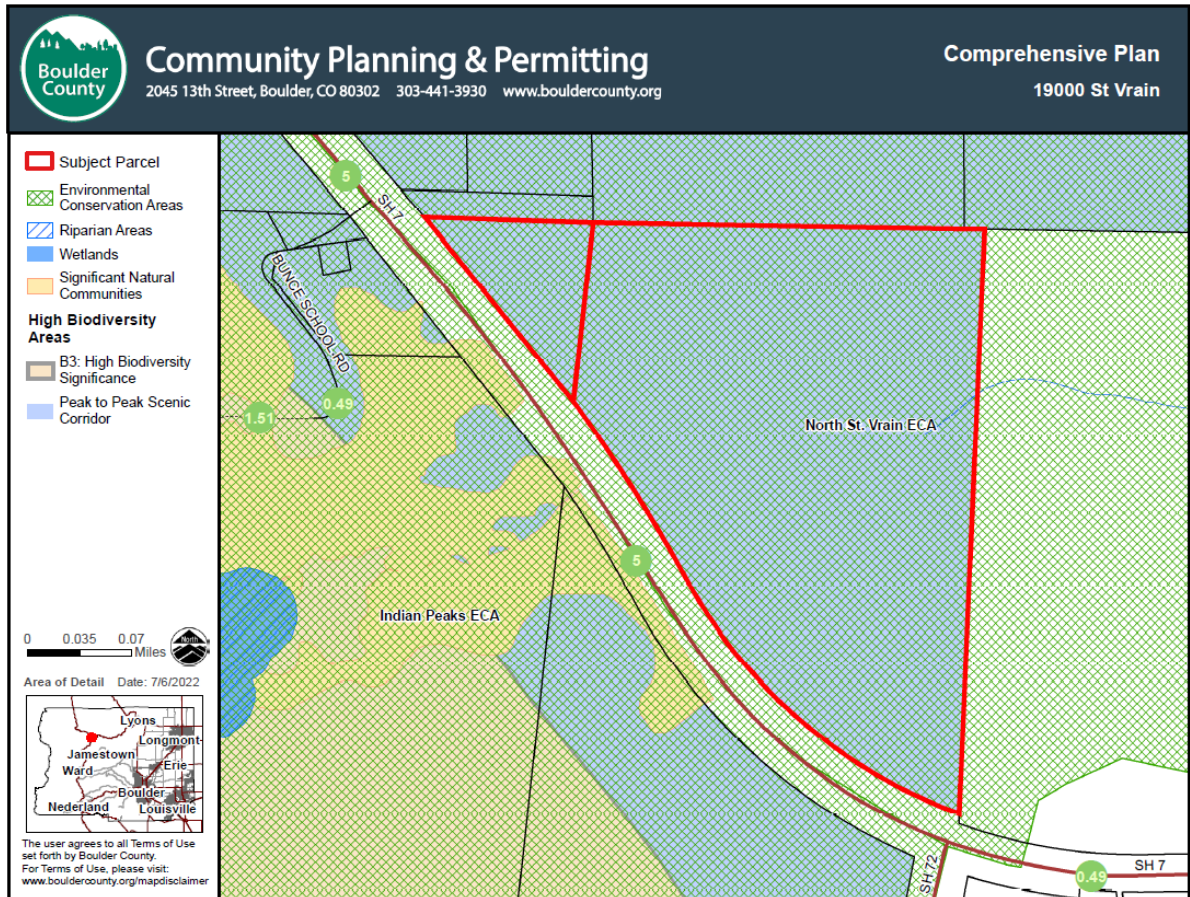


Figure 5: Comprehensive Plan map of 19000 St. Vrain Drive

**REFERRALS:**

This application was referred to the typical agencies, departments, and adjacent property owners within 1,500 feet of the project area. All responses received are attached and summarized below.

*Boulder County Development Review Team – Access & Engineering:* Boulder County Development Review Team – Access & Engineering (DRT A&E) reviewed the proposal and found that legal access to the property has been demonstrated via adjacency to the public ROW. The driveway and emergency turnaround must be constructed to meet the Multimodal Transportation Standards (MMTS). The Access & Engineering team has also requested that a grading and drainage plan is submitted for CPP review and approval as part of the permitting process. The grading and drainage plan must include details for the driveway profile and flow lines informing how drainage will be handled downslope from the proposed driveway and residence.

*Boulder County Building Safety and Inspection Services Team:* Boulder County Building Safety and Inspection Services reviewed the proposal and had no conflicts. A separate permit is required for the

proposed hot tub. Additionally, the hot tub may be required to be offset with on-site or off-site renewable energy. The proposed residence will be required to meet the county's BuildSmart requirements and must be constructed with ignition-resistant materials and defensible space for wildfire mitigation. A more detailed plan review will be performed at the time of permit application, when full details are available, to assure that the proposal will meet all applicable minimum requirements.

*Boulder County Parks & Open Space – Natural Resource Planner:* The Natural Resource Planner reviewed the proposal and found that it was unlikely to cause significant natural resource impacts. The long driveway and proposed location of the residence would not be visible from the Peak to Peak Scenic Byway and avoids the property's most ecologically important areas. A revegetation plan is required that includes native grass species to be used, and explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging areas, driveway, utility lines, and septic system), locations of silt fence or erosion control logs down slope of disturbed areas, and matting requirements if necessary.

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

*Boulder County Wildfire Mitigation Team:* The Wildfire Mitigation Team reviewed the proposal and noted that wildfire mitigation will be required for the proposed driveway and residence, including site location, ignition-resistant materials and defensible space, emergency water supply, and emergency vehicle access & clearance.

*U.S. Forest Service (USFS):* The USFS noted that the subject property shares its eastern property line with federal land and no improvements or site disturbance is permitted to encroach on federal property.

*Adjacent Property Owners:* 32 application notices were mailed to nearby property owners, and CP&P staff have received no public comments regarding the Limited Impact Special Review or Site Plan Review process to date.

*Agencies that did not respond include:* Boulder County Long Range Planning, Allenspark Area Landowners, Allenspark Concerned Citizens, Greater Allenspark Alliance, St. Vrain & Left Hand Water Conservancy District, Xcel Energy, Boulder Valley Longmont Conservation Districts, and Allenspark FPD.

#### **LIMITED IMPACT SPECIAL REVIEW SUMMARY:**

Pursuant to Article 4-101.F.3.c of the Code, Limited Impact Special Review is required for grading involving the movement of more than 500 cubic yards of material in the Forestry Zoning District. Community Planning & Permitting (CPP) staff reviewed the conditions and standards for approval of a Limited Impact Special Review as they apply to the proposed 1,117 cubic yards of non-foundational earthwork per Article 4-601 of the Code and finds the following:

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

The subject property is zoned Forestry and is a legal building lot. Earthwork in excess of 500 cubic yards is allowed as an accessory use (Article 4-516) to a residence, pending approval through Limited Impact Special Review. The Site Plan Review (SPR) regulations (evaluated for the proposed residence) require that driveways or grading have a demonstrated associated Principal Use (Art. 4-806.A.11); consequently, this driveway must be reviewed in combination with the proposed SPR.

Therefore, staff find that this criterion is met.

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

The applicant is proposing to construct a 12-foot-wide and 928-foot-long driveway and emergency turnaround hammerhead connecting St. Vrain Drive to the proposed residence. Figures 3 and 4, above, display the proposed layout and contours for the subject property and driveway.

769 cubic yards of cut and 348 cubic yards of fill will be used for the construction of the driveway access and drainage design surrounding the residence. The cut and fill proposed is required to establish an emergency turnaround area and driveway grade that complies with the Multimodal Transportation standards (MMTS) and to provide adequate positive drainage away from the foundation of the residence. Because the proposed driveway and earthwork around the house connect back into existing contours without severe modification to the existing topography, staff finds the earthwork is compatible with the surrounding area.

Therefore, staff find that this criterion is met.

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

The Comprehensive Plan indicates that the entirety of the subject property is in the North St. Vrain Environmental Conservation Area, Wetlands, and Peak to Peak Scenic corridor. Staff finds that the proposal is unlikely to cause significant natural resource impacts as long as adequate erosion control measures are used during construction, and the Parks and Open Space Natural Resource Planner indicated no concerns with the proposed earthwork. Erosion control and revegetation is also required on-site (discussed in LU criteria 4, below).

Therefore, with the recommended conditions regarding erosion control measures and revegetation, staff find that this criterion is met.

- (4) ***Will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading or other alteration of the natural***



*topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or arrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management.*

The earthwork proposed is for the creation of a 12-foot-wide driveway and an emergency turnaround hammerhead. Each of these improvements are required to meet the MMTS requirements.

The subject property slopes down from the west to east. The higher elevation sections of the property are located adjacent to State Highway 7 along the southwestern property line, and the property slopes downwards to the lowest point near the northeast corner of the property. The residence is proposed in a relatively flat area on an eastern facing slope.

The proposed driveway design uses the existing contours of the site to minimize overall earthwork and site disturbance. Staff does not find any conflict with natural areas or environmental resources identified on the property, and staff does not find that the proposed earthwork would constitute an over-intensive use of the land that will substantially alter the natural topography.

In order to restore the disturbed areas created through this project, staff recommends requiring a Revegetation and Erosion Control Plan as a condition of approval. The Revegetation and Erosion Control Plan must include native grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging areas, driveway, utility lines, and septic system), locations of silt fence or erosion control logs down slope of disturbed areas, and matting requirements if necessary.

Staff finds that the earthwork will not result in an over-intensive use of land or alter the natural topography severely.

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

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

There is no evidence that the proposed non-foundational earthwork will have a negative effect on community capital improvement programs, and no referral agency has responded with such a concern.

Therefore, staff find that this criterion is met.

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

No referral agency indicated any concerns about the proposal's impact on community facilities and services.

Based on the received referral responses, staff finds that the proposed earthwork will not require a level of community facilities and services greater than that which is available.

Therefore, staff find that this criterion is met.

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

The subject property is accessed via State Highway 7, a Colorado Department of Transportation (CDOT) owned and maintained ROW. The submitted driveway and emergency turnaround design must meet the MMTS, and staff recommends a condition of approval that the driveway and emergency turnaround be constructed to meet those standards as outlined in the conditions at the end of this recommendation. As proposed, the 12-foot-wide driveway meets the MMTS and an emergency hammerhead is proposed for emergency access.

Staff recommends a condition of approval that all material and equipment staging occur on the subject property.

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

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

There is no indication that the proposal will cause significant air, odor, water, or noise pollution, and no referral agency responded with such a concern. As previously stated under criterion 4, staff recommends requiring that erosion control methods be submitted as part of the Revegetation and Erosion Control Plan to ensure no silt, sediment, or debris leaves the construction site.

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

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

Although the subject property is located within the Peak to Peak Scenic overlay, the location of the proposed residence will not be visible from the scenic byway and the proposed driveway and grading improvements do not result in any undue visual impacts. The location of the residence is discussed in SPR Criteria 10, below. The proposed location of the driveway uses the existing contours of the site to minimize overall earthwork and site disturbance.

Therefore, staff find this criterion is met.

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

With the recommended conditions of approval requiring the installation of erosion control measures during construction, staff do not anticipate that the proposed non-foundational earthwork will be detrimental to present or future county inhabitants.

Therefore, staff find this criterion is met.

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

The proposed non-foundational earthwork will create an appropriate balance between current and future societal needs by providing adequate physical access to the property such that a new residence can be constructed, while using the existing contours of the site to minimize overall earthwork and site disturbance.

Therefore, staff find that this criterion is met.

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

The subject property contains a small area of rockfall and debris flow susceptibility. However, the driveway route is not located within this area. Staff finds that unreasonable risk of harm to people or property from natural hazards is not present for the proposed area of disturbance.

Therefore, staff find that this criterion is met.

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

Staff does not have any concerns related to drainage patterns or flow rates impacting the subject property, nor has any referral agency responded with concerns. The Natural Resource Planner's referral response also stated that the proposed development avoids the ecologically important area that is associated with the property's main drainage.

Therefore, staff find that this criterion is met.

#### **SITE PLAN REVIEW SUMMARY:**

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

(1) *To provide a greater measure of certainty as to the applicable neighborhood relevant for comparison, the following definition of neighborhood shall be used to review proposed Site Plan Review applications:*

*c. For applications outside of platted subdivisions with seven or more developed lots or the townsites of Allenspark, Eldora, Eldorado Springs, Raymond and Riverside, the defined neighborhood is the area within 1,500 feet from the applicable parcel. The neighborhood shall not include any parcels inside municipal boundaries, platted subdivisions with seven or more developed lots or the townsites of Allenspark, Eldora, Eldorado Springs, Raymond and Riverside.*

The applicable neighborhood for the subject property 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 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 3,000 square feet, which is 125% of the median residential floor area.

<b>Median (total residential floor area) in the defined neighborhood*</b>	2,400 square feet
<b>125% of the median residential floor area in the defined neighborhood</b>	3,000 square feet
<b>Total existing residential floor area on the subject property*</b>	0 square feet
<b>Total proposed residential floor area</b>	2,836 square feet

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

**B. APPROVED SIZE**

<b>RESIDENTIAL FLOOR AREA*</b>	
<b>Total existing residential floor area on the subject property to remain</b>	0 square feet
<b>Approved NEW residential floor area</b>	Approximately 2,836 square feet
<b>TOTAL approved resulting residential floor area</b>	Approximately 2,836 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 applicant proposes to construct a 2,836-square-foot residence consisting of entirely first floor residential floor area. The applicant's proposal does not include garage space. 696 square feet of covered porch area is also proposed; this floor area is exempt from the definition of residential floor area (Land Use Code Art. 18-162) and is not counted in the residential floor area totals. Staff finds that the proposed residence is compatible with the character of the defined neighborhood and recommends approval of the proposed 2,836-square-foot residence.

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

The subject property is accessed via State Highway 7, a CDOT owned and maintained ROW. Legal access has been demonstrated via adjacency to this public ROW.

Staff do not foresee any undue burdens imposed on public services or infrastructure by this application. As noted in the Limited Impact Special Review analysis, no referral agencies have responded with any concerns. Staff recommends conditions of approval that the driveway and emergency turnaround hammerhead be constructed to meet MMTS requirements.

The Public Health Department reviewed the proposal and found that an onsite wastewater treatment system (OWTS) permit has not been issued for this property. Staff recommend a condition of approval requiring that an OWTS permit must be applied for and issued prior to installation and before a building permit can be obtained.

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

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

As discussed under LU review criterion 12 above, the subject property is identified to contain a small area of rockfall and debris flow susceptibility. However, the driveway route and the proposed location of the residence are not located within this area. Staff find that

unreasonable risk of harm to people or property from natural hazards is not present for the proposed development.

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 1 (the foothills or mountains—approximately west of highways 7, 36, or 93) of the unincorporated portion of Boulder County. The Boulder County Wildfire Mitigation Team reviewed the proposal and noted that wildfire mitigation will be required to meet Boulder County Wildfire Mitigation standards. Such mitigation tactics include ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access. Staff recommend the following items as conditions of approval:

#### **IGNITION-RESISTANT MATERIALS AND CONSTRUCTION**

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

All exterior materials must be clearly noted on the building plans and must be reviewed and approved as “ignition resistant” by the Building Safety & Inspection Services Team.

#### **DEFENSIBLE SPACE**

Adequate defensible space is required to prevent the spread of fire to and from the structure. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway.

#### **EMERGENCY WATER SUPPLY**

An emergency water supply is required to aid in the defense of the structures from a wildfire and assist in firefighting efforts. This may include, but is not limited to, a hydrant on a public water system, a dry hydrant in a local water source, a community cistern, or an individual cistern. Contact the Allenspark Fire Protection District for their requirements at 303-747-2568 and [info@allensparkfire.com](mailto:info@allensparkfire.com). If installing an individual cistern and the Fire Protection District does not have its own installation requirements follow the Boulder County publication: [Emergency Water Supply for Firefighting](#).

#### **EMERGENCY VEHICLE CLEARANCE**

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

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

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

As noted in LU review criteria 13, above, staff does not have any concerns related to drainage patterns or flow rates impacting the subject property, nor has any referral agency responded with concerns.

Therefore, staff find no conflicts with this standard.

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

The Comprehensive Plan indicates that the entirety of the subject property is in the North St. Vrain Environmental Conservation Area. Staff finds that the proposal is unlikely to cause significant natural resource impacts as long as adequate erosion control is used during construction, and the Parks and Open Space Natural Resource Planner indicated no concerns with the proposed residence in their referral response. Erosion control and revegetation is also required on-site (discussed in LU criteria 4, above).

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

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

There are no agricultural lands of local, state, or national significance identified on the subject property.

Therefore, staff finds no conflicts with this standard.

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

*reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.*

There are not any significant historic or archaeological resources identified on the subject property.

Therefore, staff find no conflicts with this standard.

- (10) *The development shall not have a significant negative visual impact on the natural features or neighborhood character of surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting views from public lands and rights-of-way, although impacts on views of or from private properties shall also be considered. Development within or affecting features or areas of visual significance may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.*

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

<b>Location</b>	As shown in the site plan dated 6/1/2023
<b>Elevations</b>	As shown on the elevations dated 12/13/2022
<b>Height</b>	24' from existing grade
<b>Exterior Materials</b>	Plank and stone siding, steel and composite roof
<b>Exterior Colors</b>	Brown & grey siding and rust & grey roofing

The application materials indicate that the proposed residence will be constructed of stone and plank siding, and a steel and composite roof.

Staff recommend conditions of approval that the elevations and height for the residence be approved as proposed in the application materials.

**A. EXTERIOR COLORS AND MATERIALS**

The application materials indicate that the proposed residence will be constructed of brown and grey colored plank and stone material siding, and a rust and grey colored steel and composite roof. Staff recommend approving the materials and color of the siding and roof as proposed.

**B. EXTERIOR LIGHTING**

The locations and types of exterior lighting fixtures were not provided in the application. Staff recommend a condition of approval that 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.

- (11) *The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, over-sized*



*parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use.*

**A. LOCATION**

The proposed location for the driveway and residence is compatible with the natural topography, as discussed in LU criteria 2.

Staff recommends approval of the location of the residence as shown on the site plan dated 6/1/2023.

**B. EARTHWORK AND GRADING**

The proposed non-foundational earthwork exceeds that which is allowed under the Site Plan Review Standards and is therefore addressed under the Limited Impact Special Use Review Standards above. Staff recommends the following earthwork is approved:

<b>Non-Foundational Earthwork</b>	769 cubic yards of cut and 348 cubic yards of fill
<b>Foundational Earthwork</b> (exempt from 500 cubic yards threshold)	0 cubic yards cut and 251 cubic yards backfill

The application materials indicate that construction of the residence will require 0 cubic yards of foundation cut and 215 cubic yards of backfill. Staff recommends a condition of approval requiring that a receipt for transport of any excess non-foundational cut to an off-site location is provided. Additionally, staff recommend a condition of approval requiring a Boulder County Hauler License for hauling of material off site, regardless of where the material is deposited.

**C. UTILITIES**

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

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

**A. REVEGETATION PLAN**

No information was provided regarding the proposed method of revegetation for site disturbances associated with construction. Staff recommends a condition of approval requiring a Revegetation Plan that includes native grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging areas, driveway, utility lines, and septic system), locations of silt fence or erosion control logs down slope of disturbed areas, and matting requirements if necessary.

In order to limit the potential for runoff, erosion, or sedimentation to cause adverse impacts to the surrounding area, staff recommend a condition of approval requiring silt fence or erosion control logs down slope of disturbed areas. The location of the required silt fence and erosion control logs must be included on the erosion control plan submitted for permitting.

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

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

There are no Natural Landmarks, Natural Areas, or associated buffer zones on the subject property.

Therefore, staff find no conflicts with this standard.

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

The subject property is a vacant parcel and does not have any existing principal structures on the site.

Therefore, staff find no conflicts with this standard.

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

As conditioned, staff find no conflict with this standard.

**RECOMMENDATION:**

Staff has determined that, as conditioned, the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Limited Impact Special Review and for Site Plan Review. Therefore, staff recommend that the Board of County Commissioners **CONDITIONALLY APPROVE** Docket LU-23-0020/SPR-22-0134: Seredinski Residence, subject to the following conditions:

1. The development is subject to the requirements of the Boulder County Building Safety and Inspection Services Team and adopted County Building Codes, as outlined in the referral comments, including, but not limited to required sprinklering, ignition resistant materials and defensible space, and the BuildSmart energy efficiency and sustainability requirements.
2. *At building or grading permit submittal*, a Revegetation and Erosion Control Plan must be submitted for approval. The Revegetation and Erosion Control Plan must include native grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging areas, driveway, utility lines, and septic system), locations of silt fence or erosion control logs down slope of disturbed areas, and matting requirements if necessary.

*Prior to issuance of a Certificate of Occupancy*, the full installation of the approved Revegetation and Erosion Control plan must be inspected and approved by the Community Planning & Permitting Department. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not adequately established at the time

of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account will be required to assure the success of revegetation. The applicant should consider the following well in advance of their revegetation inspection:

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

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

3. ***Prior to issuance of a Certificate of Occupancy***, the Community Planning & Permitting Department must verify that the access and driveway has been constructed to comply with the approved plans as well as the Multimodal Transportation Standards for residential development in the mountains, including without limitation:
  - a. Table 5.5.1 – Parcel Access Design Standards (1-Lane Mountains Access)
  - b. Standard Drawings 11-13 – Private Access
  - c. Standard Drawing 15 – Access Profiles Detail
  - d. Standard Drawing 16 – Access & Grade Clearance
  - e. Standard Drawing 18 – Access Turnaround
  - f. Standard Drawing 19 – Typical Turnaround & Pullout Locations
4. ***During construction (i.e. during the day while work is being performed)***, all material and equipment staging must occur on the project site and all vehicles shall be parked on the subject property.
5. ***Prior to issuance of building permits***, an Onsite Wastewater Treatment System (OWTS) permit must be applied for and issued by Boulder County Public Health.

The OWTS must be installed, inspected, and approved before issuance of a Certificate of Occupancy. Boulder County Public Health must conduct an onsite investigation and review percolation rates, soil conditions and any design plans and specifications prior to OWTS permit issuance. The OWTS absorption field must be located a minimum distance of 100' from all wells, 25' from waterlines, 50' from waterways and 10' from property lines.

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

***Before scheduling rough framing inspections***, the plan's defensible space and water supply portion must be implemented and inspected by the Community Planning & Permitting Department. All trees marked for removal must be cut, and all slash, cuttings, and debris must be removed and/or properly disposed of. The [Fire Sprinkler or Fire Cistern Approval Form](#) must be submitted to the Boulder County Building Safety & Inspection Services at [ezbp@bouldercounty.org](mailto:ezbp@bouldercounty.org) (or P.O. Box 471, Boulder, Colorado, 80306) after the fire protection district completes the applicable portion of the form. If an individual cistern was

required, it must be located on-site in an appropriate location (subject to approval by the fire protection district), fitted with an appropriate dry hydrant connection, and be filled, and tested by the local fire protection district.

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

Wildfire mitigation shall take place as outlined in the conditions listed in the Boulder County Wildfire Mitigation team referral response (Attachment B, pages B11-B14).

7. The approved size for the development is an approximately 2,836 square feet of residential floor area.
8. The locations of the residence and driveway shown on the site plan dated 6/1/2023 and staked in the field are approved as proposed.
9. The elevations dated 12/13/2022 are approved as proposed.
10. The approved height for the residence is a maximum of 24 feet above existing grade.
11. The proposed materials for the roofing (steel and composite) and siding (plank and stone) are approved as proposed.

The proposed roofing color (rust and grey) and proposed colors for the siding (brown and grey) are approved as proposed.

***Prior to issuance of building permits***, submit to the Community Planning & Permitting Department for review and approval, one set of exterior color samples (color chips, brochure, or catalog page) and material samples to be used including roof, siding and trim. Please note that due to COVID-19 distancing restrictions samples may be provided electronically. Samples should be included as part of the building plan set required at the time of permit application.

Samples of the exterior colors and metallic materials shall 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 surrounding area. Colors should have a matte finish.

***Prior to issuance of a Certificate of Occupancy/At the time of final inspection***, the Community Planning & Permitting Department must inspect and verify that the approved color samples are used on the new structure

12. ***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/At the final inspection***, the full installation of the approved lighting plan must be inspected and approved by the Community Planning & Permitting Department.

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

13. The following earthwork is approved:
  - a. Non-Foundational Earthwork: 1,117 cubic yards (769 cubic yards of cut and 348 cubic yards of fill)
  - b. Foundational Earthwork: 251 cubic yards (0 cubic yards of cut and 251 cubic yards of fill)
14. ***Prior to issuance of a Certificate of Occupancy***, the applicant must supply a receipt for transport of any excess non-foundational cut to an off-site location for review and approval by CPP staff.
15. 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 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/>

***Prior to issuance of a Certificate of Occupancy***, the location and receipt for transport and dumping of excess cut must be submitted to the Community Planning & Permitting Department so that receipt of fill materials may be verified.

16. ***Prior to issuance of building and grading permits***, submit to the Community Planning and Permitting Department for review and approval a plan depicting the routing of all utility services. The utility routing plan shall be included as part of the building plan set required at the time of permit application. To minimize disturbances to the site, all utility service lines shall be routed underground (see Article 7-1200 of the Land Use Code) and should be located in areas already disturbed or proposed to be disturbed (e.g., along driveway).
  - a. ***At the time of building inspections***, full installation of the utilities per the approved plan must be inspected and confirmed by the Community Planning and Permitting Department.
17. The Applicants shall be subject to the terms, conditions, and commitments of record and in the file for Docket LU-23-0020/SPR-22-0134: Seredinski Residence.



# Community Planning & Permitting

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

**MEMO TO:** Agencies and Adjacent Property Owners  
**FROM:** Abigail Scheuermann, Planner I  
**DATE:** June 27, 2023  
**RE:** Docket **LU-23-0020/SPR-22-0134**

**Docket LU-23-0020/SPR-22-0134: Seredinski Residence**

**Request:** Limited Impact Special Use Review to permit 1,117 cubic yards of non-foundational earthwork, and Site Plan Review for the construction of a 2,836-square-foot residence on a vacant 54.1-acre parcel where the presumptive size maximum is 3,000 square feet.

**Location:** 19000 S. St. Vrain Drive, approximately 2,503 feet southeast of the intersection of State Highway 7 and State Highway 72, Section 5, Township 2N, Range 72W

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

**Applicants/Owners:** Johannes J & Laura D Seredinski

Limited Impact Special Review is required of proposed uses that may have greater impacts on services, neighborhoods, or the environment than those allowed by right under the Boulder County Land Use Code. This process will review conformance of the proposed use with the Boulder County Comprehensive Plan and the Land Use Code.

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

This process includes a public hearing before the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of this hearing.

The Community Planning & Permitting staff and County Commissioners value 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 any questions regarding this application, please contact me at 303-441-3930 or [ascheuermann@bouldercounty.org](mailto:ascheuermann@bouldercounty.org) and [sfrederick@bouldercounty.org](mailto:sfrederick@bouldercounty.org).

Please return responses by **July 13, 2023**.

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed \_\_\_\_\_ PRINTED Name \_\_\_\_\_  
 Agency or Address \_\_\_\_\_  
 Date \_\_\_\_\_

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



## 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 checked="" type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent		<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning		<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input 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) 19000 South Saint Vrain Dr., Lyons, CO 80540					
Subdivision Name					
Lot(s) 1 & 4	Block(s)	Section(s) 4 & 5	Township(s) 2	Range(s) 72	
Area in Acres 54.21	Existing Zoning Forestry	Existing Use of Property Raw Land		Number of Proposed Lots 1	
Proposed Water Supply Well		Proposed Sewage Disposal Method Septic			

### Applicants:

Applicant/Property Owner Joe Seredinski			Email jseredinski@gmail.com	
Mailing Address PO Box 271310				
City Louisville	State CO	Zip Code 80027	Phone 303-543-9266	
Applicant/Property Owner/Agent/Consultant Laura Seredinski			Email lseredinski@gmail.com	
Mailing Address PO Box 271310				
City Louisville	State CO	Zip Code 80027	Phone 303-543-9788	
Agent/Consultant NA			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.

x	Signature of Property Owner <i>Joe Seredinski</i>	Printed Name Joe Seredinski	Date 5/30/23
x	Signature of Property Owner <i>Laura D. Seredinski</i>	Printed Name Laura Seredinski	Date 5/30/23

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

# 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.

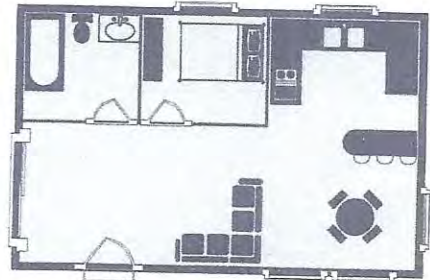
## Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		RESIDENCE		
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		N/A	Deconstruction:	N/A
		sq. ft.	N/A	sq. ft.
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)				
Proposed Floor Area (New Construction Only)				<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total	Height (above existing grade)
Basement:	N/A	N/A	N/A	24'
	sq. ft.	sq. ft.	sq. ft.	
First Floor:	2836	N/A	2836	Exterior Wall Material
	sq. ft.	sq. ft.	sq. ft.	SIDING STONE
Second Floor:	N/A	N/A	N/A	Exterior Wall Color
	sq. ft.	sq. ft.	sq. ft.	BROWN GREY
Garage:				Roofing Material
<input type="checkbox"/> Detached				STEEL COMPOSITE
<input type="checkbox"/> Attached	N/A	N/A	N/A	Roofing Color
	sq. ft.	sq. ft.	sq. ft.	RUST GRAY
*Covered Porch:	N/A	N/A	N/A	Total Bedrooms
	sq. ft.	sq. ft.	sq. ft.	3
Total:	2836	N/A	2836	
	sq. ft.	sq. ft.	sq. ft.	

<b>Project Identification:</b>
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

Type of Structure: (e.g. residence, studio, barn, etc.)				
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			Deconstruction:	
		sq. ft.		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)				
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total	Height (above existing grade)
Basement:				
	sq. ft.	sq. ft.	sq. ft.	
First Floor:				Exterior Wall Material
	sq. ft.	sq. ft.	sq. ft.	
Second Floor:				Exterior Wall Color
	sq. ft.	sq. ft.	sq. ft.	
Garage:				Roofing Material
<input type="checkbox"/> Detached				
<input type="checkbox"/> Attached				
*Covered Porch:				Roofing Color
	sq. ft.	sq. ft.	sq. ft.	
Total:				Total Bedrooms
	sq. ft.	sq. ft.	sq. ft.	

## 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.





# Community Planning & Permitting

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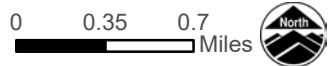
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19000 St Vrain

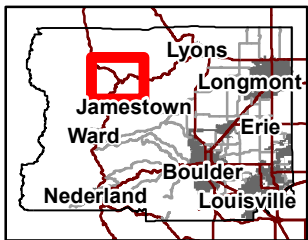
Subject Parcel

**Subdivisions**

Subdivisions



Area of Detail Date: 7/6/2022



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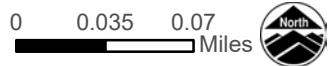
# Community Planning & Permitting

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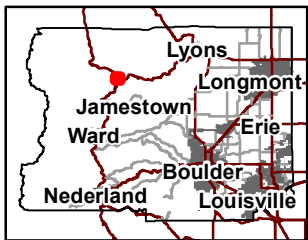
Location

19000 St Vrain

 Subject Parcel



Area of Detail Date: 7/6/2022



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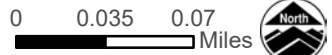


# Community Planning & Permitting

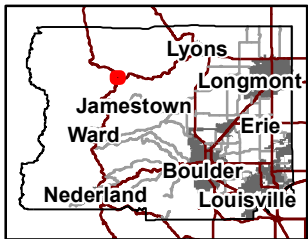
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial  
19000 St Vrain

 Subject Parcel



Area of Detail Date: 7/6/2022




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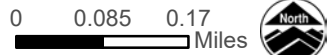


# Community Planning & Permitting

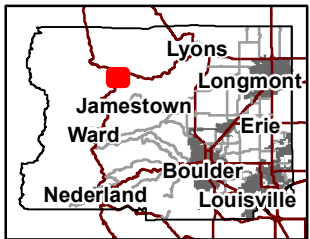
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial  
19000 St Vrain

 Subject Parcel



Area of Detail Date: 7/6/2022



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# Community Planning & Permitting



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

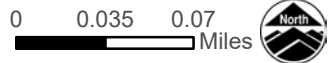
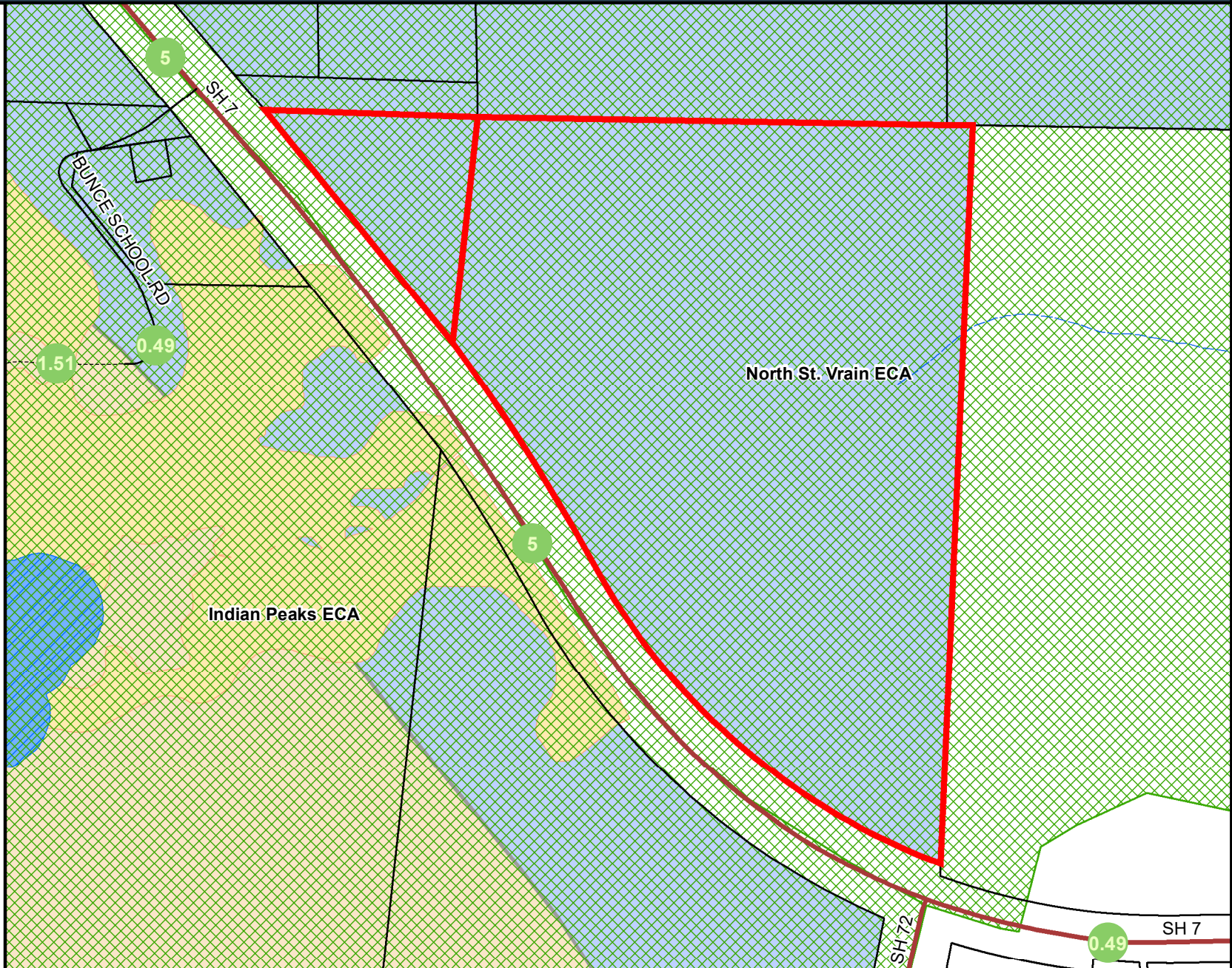
## Comprehensive Plan

## 19000 St Vrain

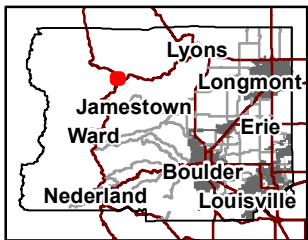
-  Subject Parcel
-  Environmental Conservation Areas
-  Riparian Areas
-  Wetlands
-  Significant Natural Communities

### High Biodiversity Areas

-  B3: High Biodiversity Significance
-  Peak to Peak Scenic Corridor



Area of Detail Date: 7/6/2022



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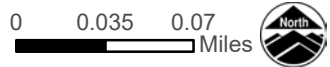
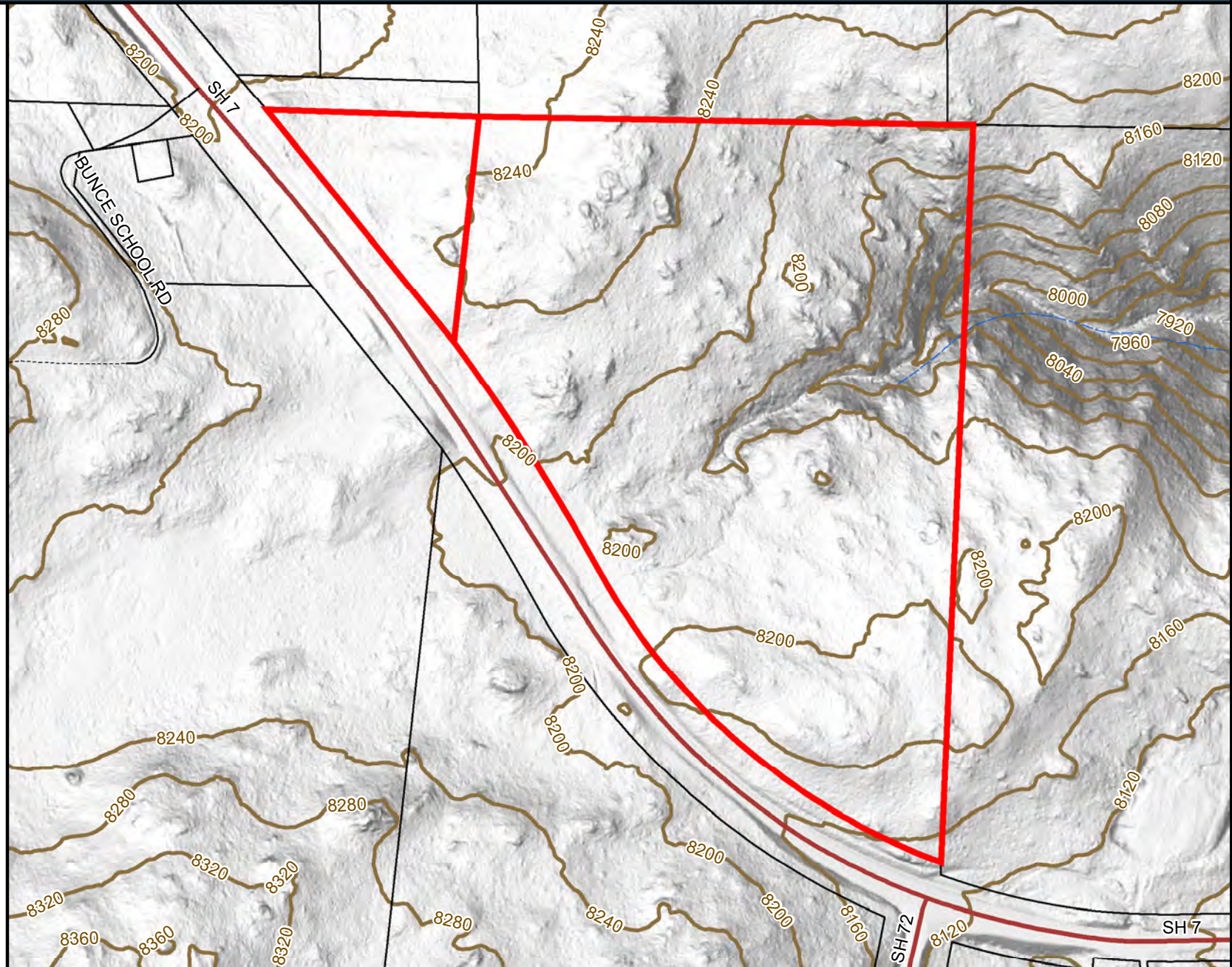
# Community Planning & Permitting

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

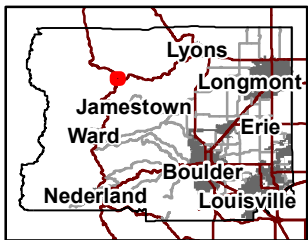
## Elevation Contours

### 19000 St Vrain

-  Subject Parcel
-  Contours 40'



Area of Detail Date: 7/6/2022



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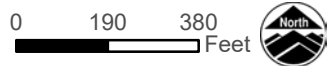
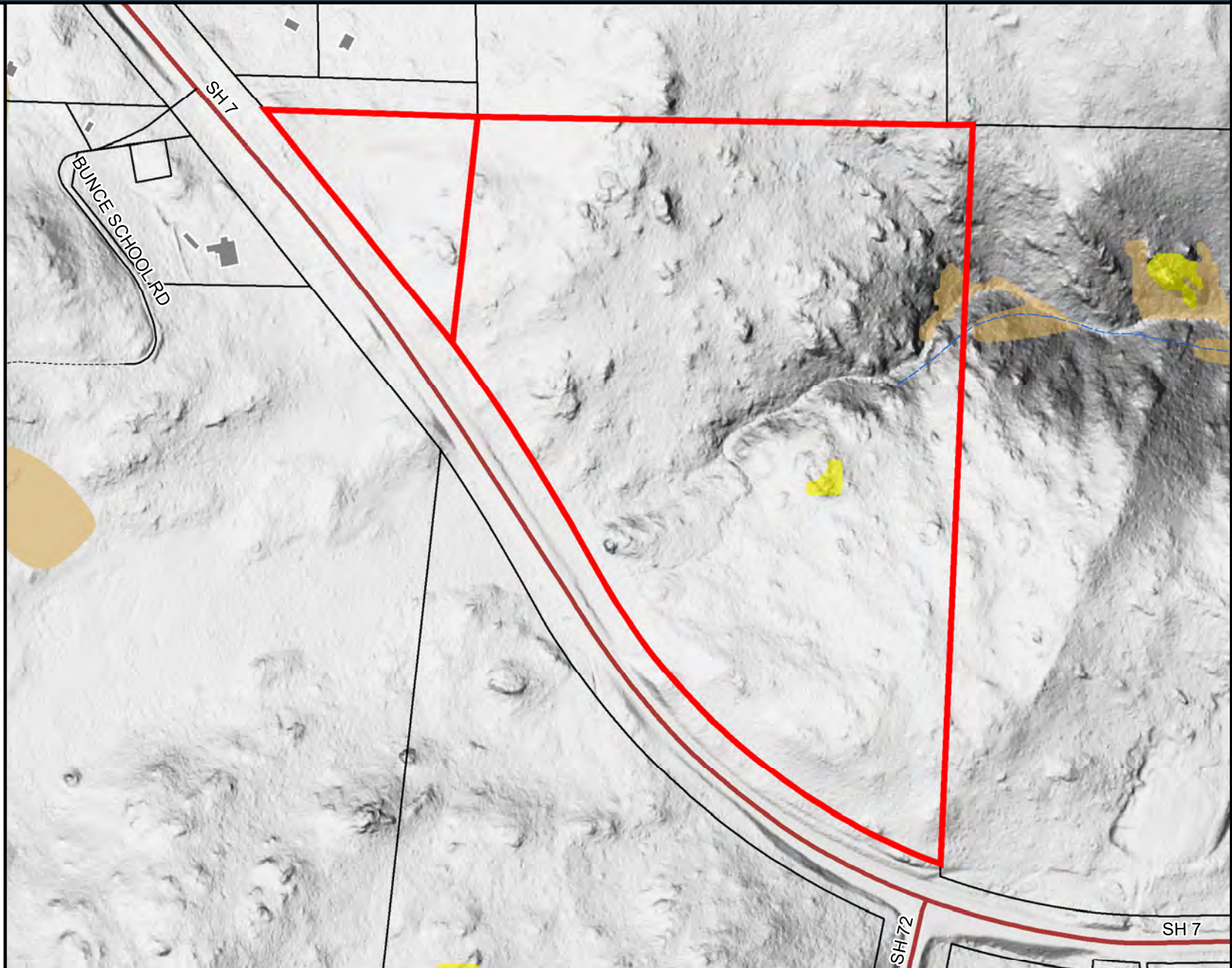
# Community Planning & Permitting

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

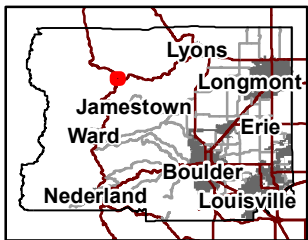
## Geologic Hazards

### 19000 St Vrain

 Subject Parcel



Area of Detail Date: 7/6/2022



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# Community Planning & Permitting

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

Public Lands & CEs

19000 St Vrain

Subject Parcel

### Boulder County Open Space

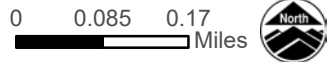
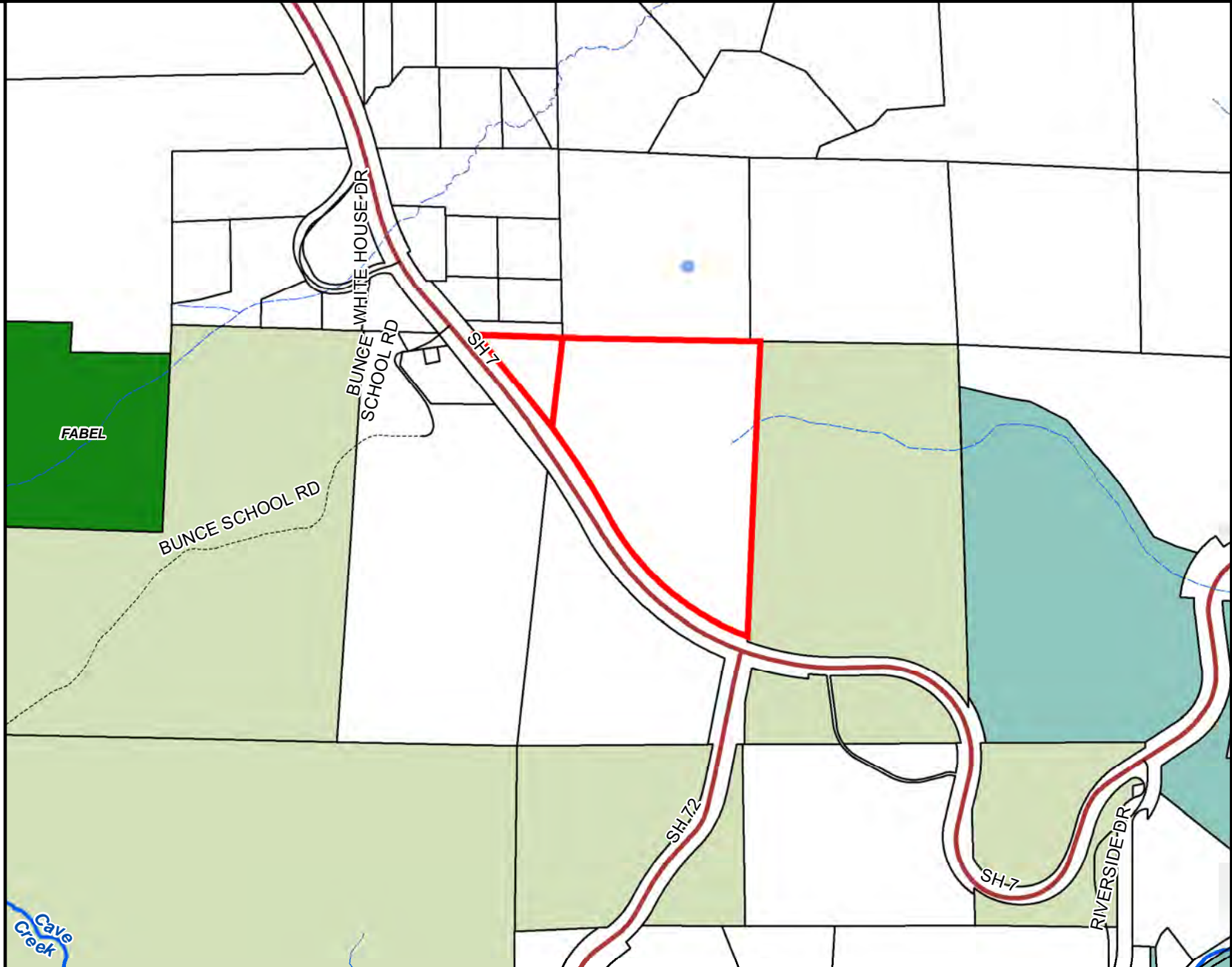
County Open Space

### Federal Lands

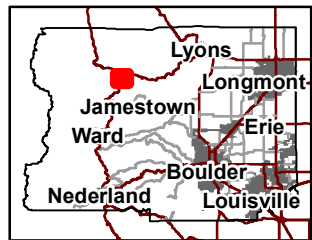
USFS Land

Private

Conservation Easements



Area of Detail Date: 7/6/2022



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# Community Planning & Permitting

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

Zoning  
19000 St Vrain

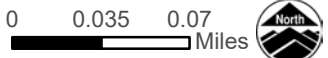
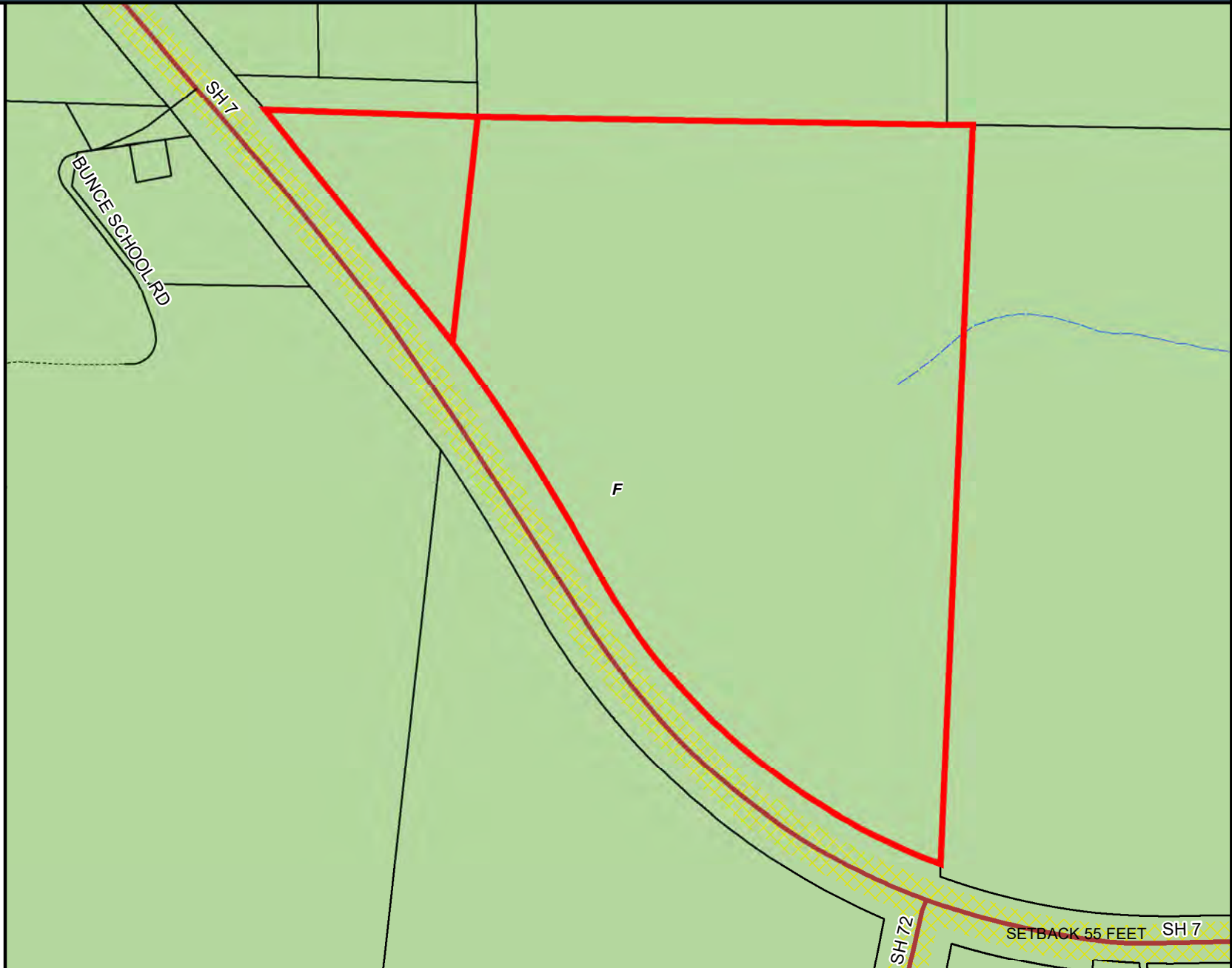
Subject Parcel

### Major Road Setbacks

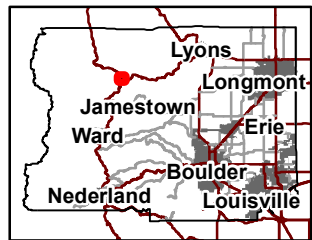
55 feet

### Zoning Districts

Forestry

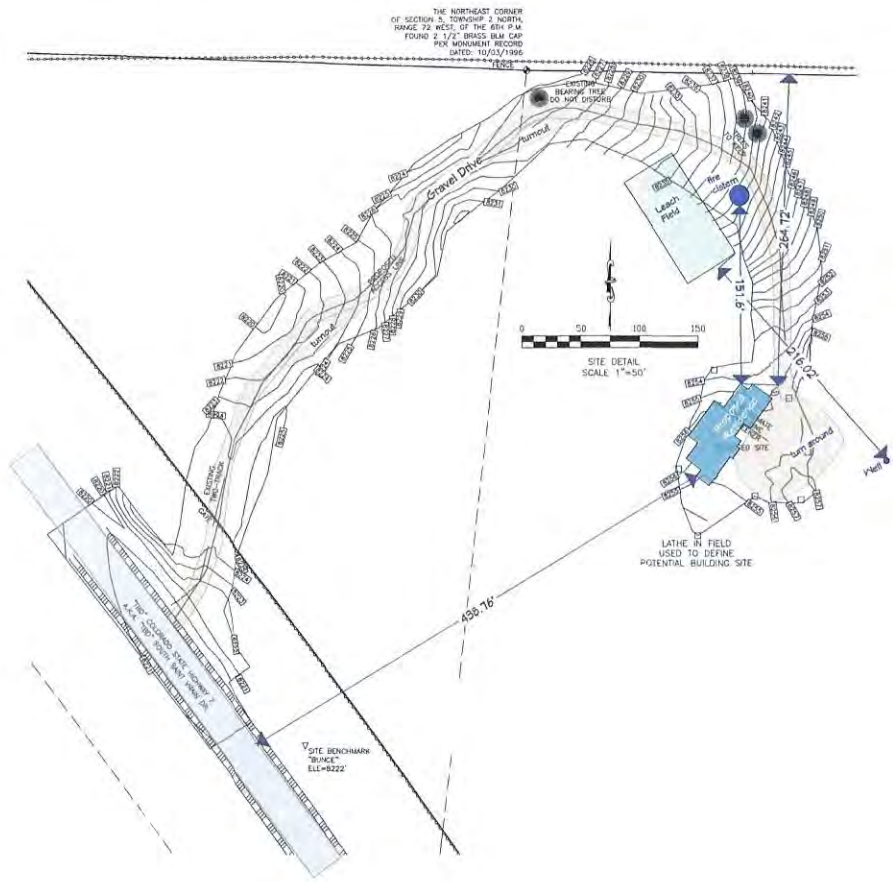
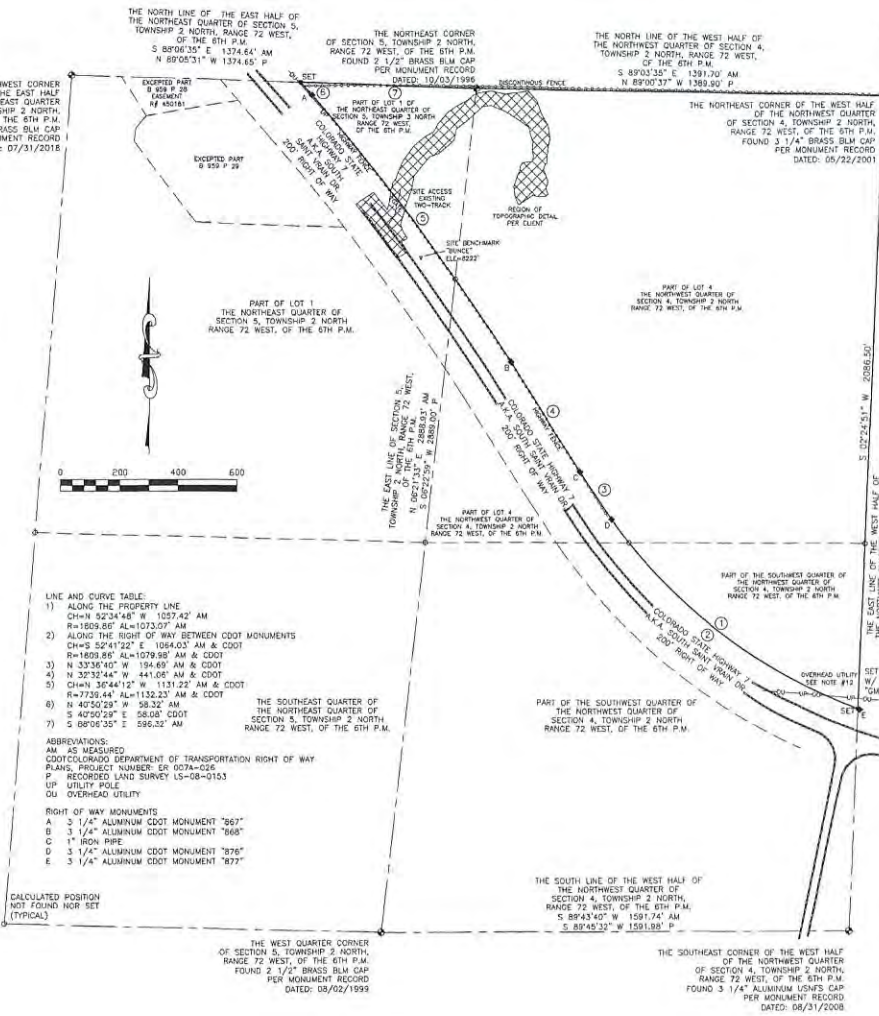


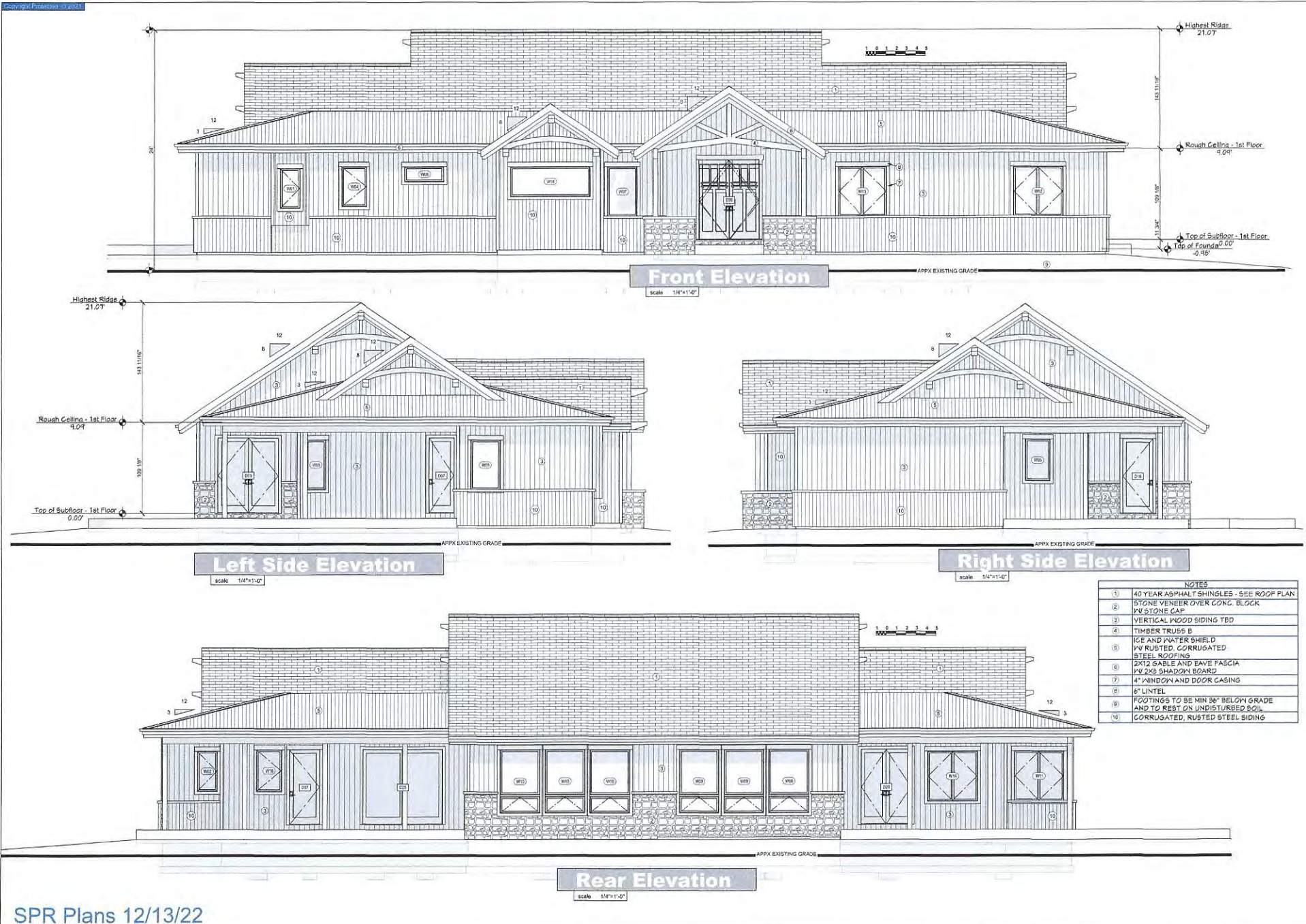
Area of Detail Date: 7/6/2022



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**TOPOGRAPHIC EXHIBIT  
TBD SOUTH SAINT VRAIN DR.  
BEING WITHIN THE NORTHWEST QUARTER OF SECTION 4,  
AND THE NORTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 2 NORTH, RANGE 72 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO.  
SHEET 1 OF 1**





SPR Plans 12/13/22



Contractor  
Nathan Kinley 970-227-4885  
Nathan@kinleybuilt.com

**Joe & Laura Seredinski**

Joe & Laura Seredinski 303-543-9788  
Project Address 19000 South St. Vrain, Lyons CO

Wilderman Designs

Todd Wilderman  
designstudio7@comcast.net  
303.591.3536

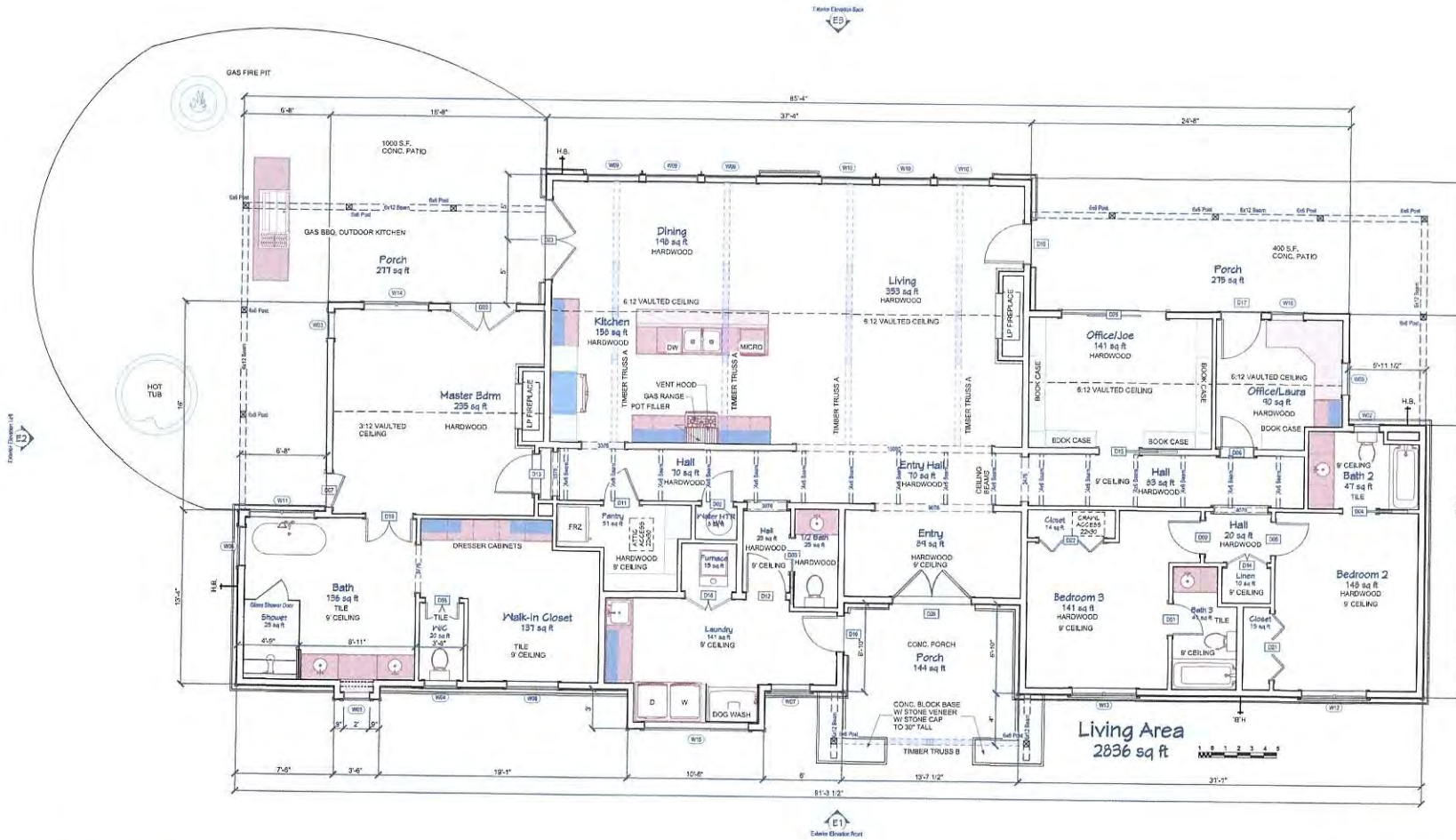


Revision DATE  
12/13/2022

SHEET NUMBER

**A-2**

Graphic/Plot/Sheet... 202



SPR Plans 12/13/22

**Floor Plan**  
scale 1/4"=1'-0"

Contractor  
Nathan Kinley 970-227-4866  
Nathan@KinleyBuilt.com  
**KinleyBuilt**

**Joe & Laura Seredinski**  
Joe & Laura Seredinski 303-543-9788  
Project Address 1900 South St. Vrain, Lyons CO

**Wilderman Designs**  
Todd Wilderman  
designs@twd7@comcast.net  
303.571.3536



Revision DATE  
12/13/2022

SHEET NUMBER  
**A-3**

# SITE PLAN FOR SEREDINSKI RESIDENCE

1900 ST. VRAIN RD, UNINCORPORATED BOULDER COUNTY

OWNER  
SEREDINSKI  
PO BOX 271310  
LOUISVILLE, CO 80027

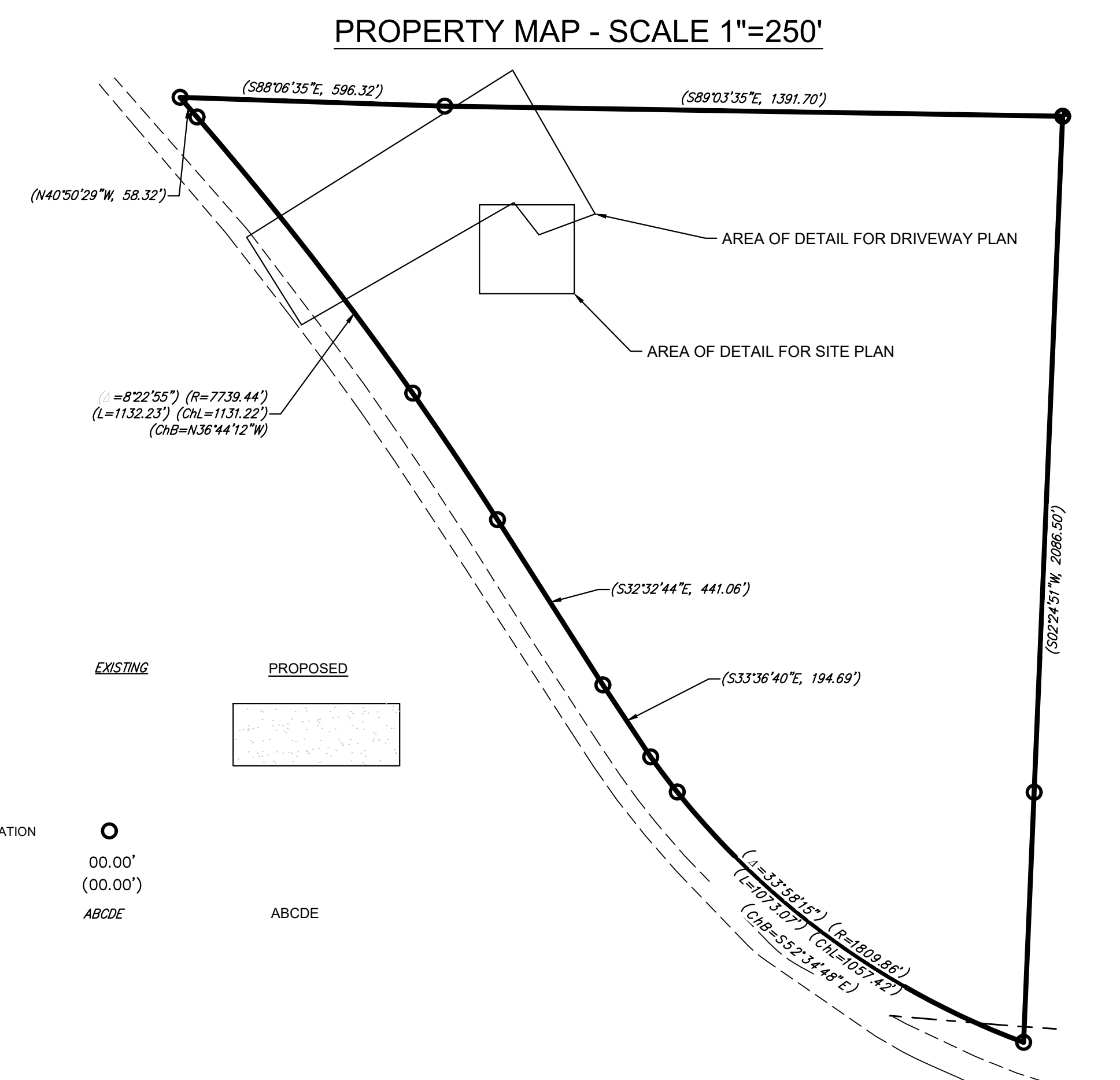
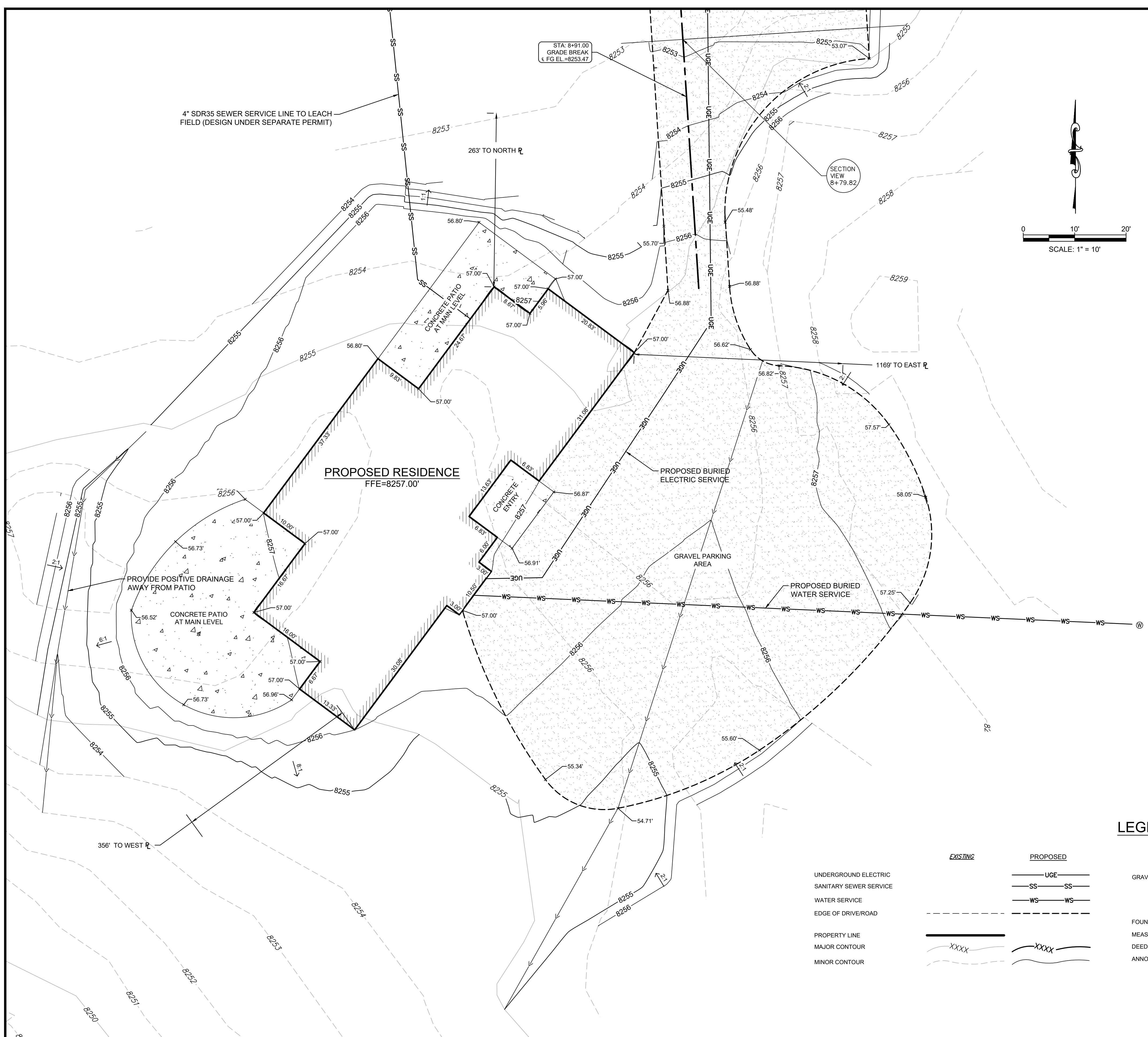
ENGINEER/CONTACT PERSON  
TRAIL RIDGE CONSULTING ENGINEERS, LLC  
1191 WOODSTOCK DRIVE  
ESTES PARK, CO 80517

ZONING INFORMATION  
SUBJECT PROPERTY ZONING CLASSIFICATION: FO - FORESTRY  
SURROUNDING PROPERTY ZONING CLASSIFICATION: FO - FORESTRY  
BUILDING SETBACK = 15' FRONT AND REAR, 25' SIDE

GENERAL NOTES  
1. THIS SITE PLAN IS REPRESENTATIONAL ONLY AND IS NOT TO BE INTERPRETED AS A BOUNDARY SURVEY NOR IMPROVEMENT SURVEY.  
2. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A TOPOGRAPHIC/LAND SURVEY PROVIDED BY GREEN MOUNTAIN SURVEYING.  
3. ONLY VISIBLE SURFACE UTILITIES ARE SHOWN HEREON. TRAIL RIDGE CONSULTING ENGINEERS DID NOT CALL FOR UNDERGROUND UTILITY LOCATES PRIOR TO THE FIELD SURVEY AND DOES NOT WARRANT THE LOCATIONS OF THE UTILITIES AS SHOWN HEREON. THAT RESPONSIBILITY LIES WITH THE OWNER/CONTRACTOR.  
4. CONTOURS SHOWN HEREON ARE AT A 1-FT INTERVAL AND ARE BASED UPON TOPOGRAPHIC INFORMATION PROVIDED BY GREEN MOUNTAIN SURVEYING, AND 2013 LIDAR DATA.  
5. MANY TREES EXIST ON THIS SITE THAT ARE NOT SHOWN HEREON.  
6. NO SLOPES SHOWN HEREON ARE PROPOSED TO EXCEED 2:1. SLOPES STEEPER THAN 2:1 NOT MADE IN COMPETENT BEDROCK WILL REQUIRE EROSION CONTROL BLANKETING UNTIL VEGETATION IS RE-ESTABLISHED.

LEGAL DESCRIPTION (PER WARRANTY DEED AT RECEPTION #03945988)  
A PARCEL OF LAND BEING A PORTION OF LOT 4, AND THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 4, AND LOT 1, OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 2 NORTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING MATH THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 72 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2" BRASS BLM MONUMENT, AND CONSIDERING THE LINE TO THE EAST QUARTER CORNER OF SAID SECTION 5 TO BEAR SOUTH 06°21'33" WEST, 2888.93 FEET DISTANT; THENCE SOUTH 89°03'35", ALONG THE NORTH LINE OF SAID LOT 4 OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 1391.70 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 02°24'51" WEST ALONG THE EAST LINE OF BOTH LOT 4, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 2086.50 FEET MORE OR LESS TO THE NORTHERLY EDGE OF A 200' RIGHT-OF-WAY FOR COLORADO STATE HIGHWAY 7; THENCE ALONG SAID RIGHT-OF-WAY UPON AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 1073.07 FEET, HAVING A RADIUS OF 1809.86 FEET, AND A CHORD BEARING NORTH 52°31'18" WEST, A DISTANCE OF 194.69 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 32°32'44" WEST, A DISTANCE OF 441.06 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY UPON THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 1132.23 FEET, HAVING A RADIUS OF 7739.11 FEET, AND A CHORD BEARING NORTH 36°11'12" WEST, A DISTANCE OF 1131.22 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 40°50'29" WEST A DISTANCE OF 58.32 FEET MORE OR LESS TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 1, SECTION 5; THENCE SOUTH 88°06'35" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 596.32 FEET MORE OR LESS TO THE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.

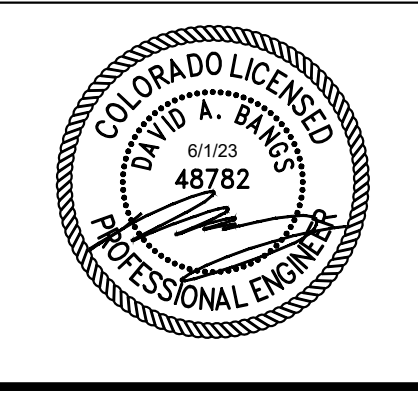


### LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
UNDERGROUND ELECTRIC SERVICE	UG	GRAVEL SURFACE	[Stippled Pattern]
SANITARY SEWER SERVICE	SS	FOUND PROPERTY MONUMENTATION	○
WATER SERVICE	WS	MEASURED DIMENSIONS	00.00'
EDGE OF DRIVE/ROAD	---	DEEDED DIMENSIONS	(00.00')
PROPERTY LINE	---	ANNOTATIONS	ABCDE
MAJOR CONTOUR	XXXX		
MINOR CONTOUR	XXXX		

DATE	REVISION	BY	NO	CLIENT
				KINLEY BUILT LLC 351 MORAINA AVE. ESTES PARK, CO 80517

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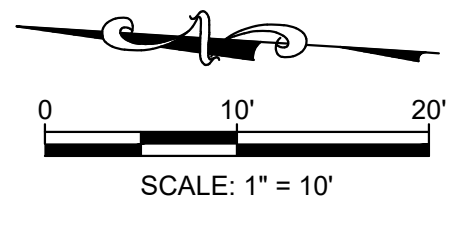
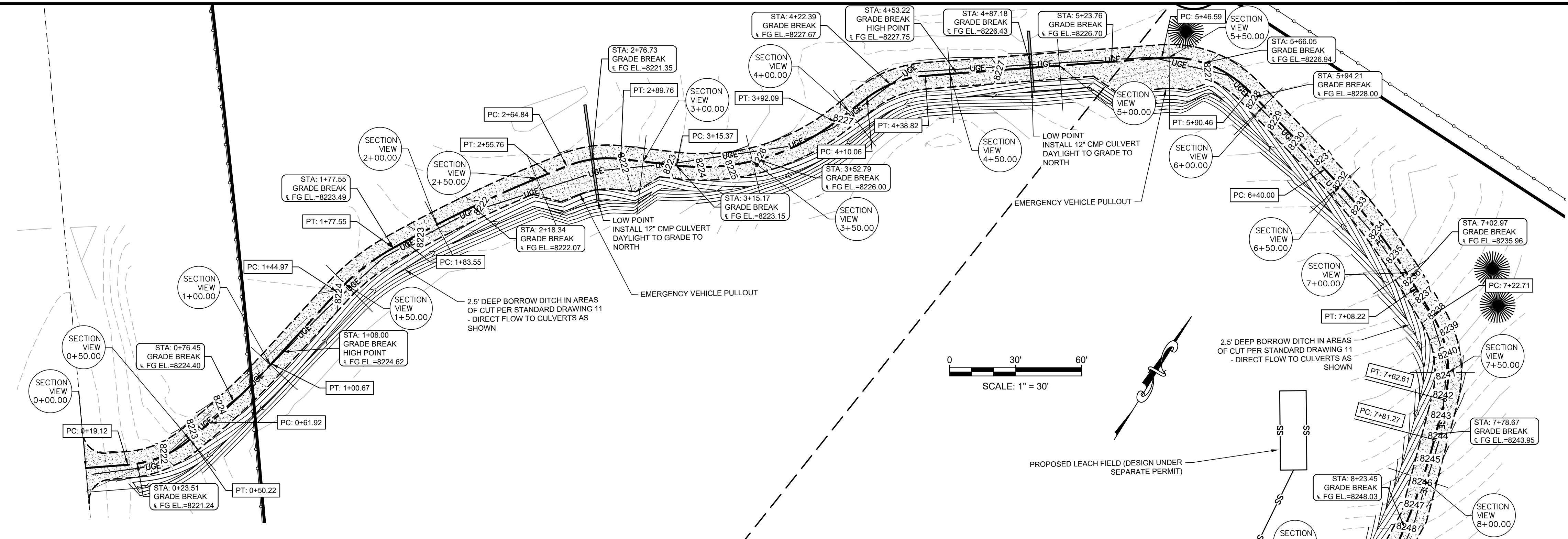
**TRAIL RIDGE**  
CONSULTING ENGINEERS  
1191 WOODSTOCK DRIVE, ESTES PARK, CO 80517  
www.trailridgece.com \* 970-308-8221 \* dbangs@trailridgece.com

SHEET TITLE	SITE PLAN
PROJECT	1900 ST. VRAIN RD UNINC. BOULDER COUNTY

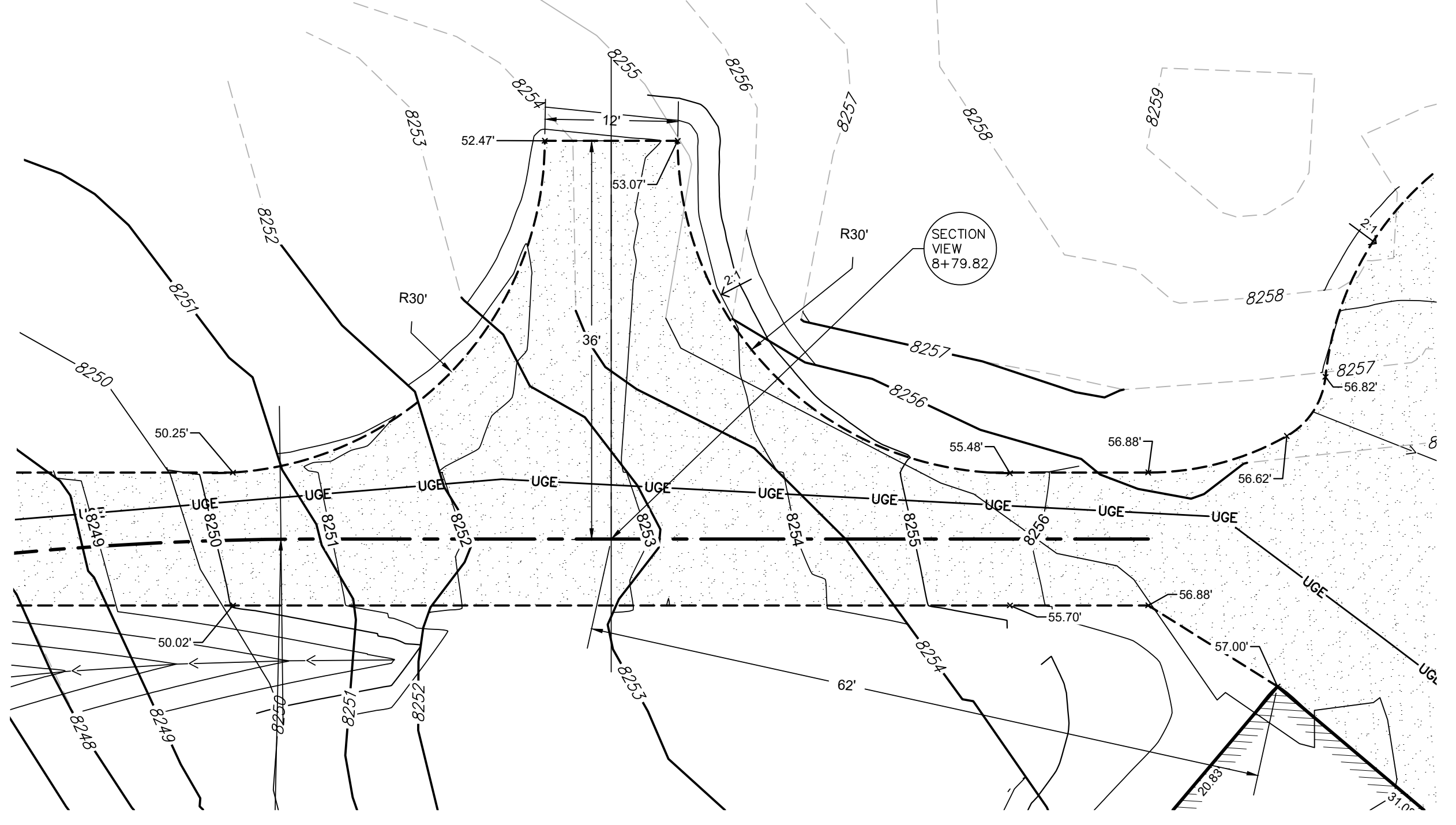
SHEET	C1.1
SHEET NO.	1 OF 4
PROJECT:	2023004
DESIGNED:	BOR
DRAWN:	BOR
CHECKED:	DAB
SCALE:	AS SHOWN
DATE:	6/1/23

# DRIVEWAY PLAN FOR SEREDINSKI RESIDENCE

1900 ST. VRAIN RD, UNINCORPORATED BOULDER COUNTY



**EMERGENCY VEHICLE TURNAROUND DETAIL**  
SCALE 1"=10'



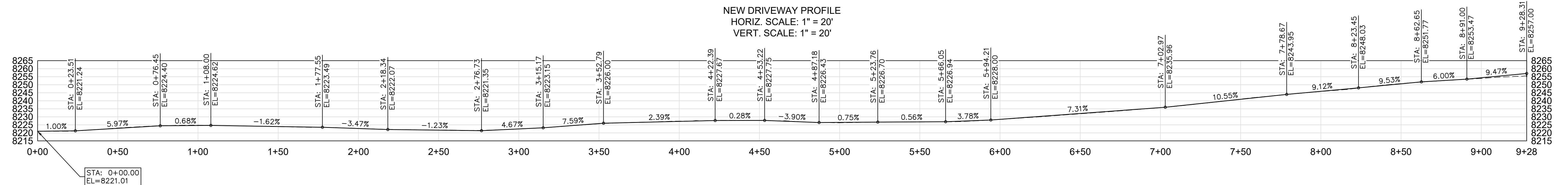
**LEGEND**

<b>EXISTING</b>	<b>PROPOSED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
UNDERGROUND ELECTRIC	UGE	GRAVEL SURFACE	
SANITARY SEWER SERVICE	SS	FOUND PROPERTY MONUMENTATION	○
WATER SERVICE	WS	MEASURED DIMENSIONS	00.00'
EDGE OF DRIVE/ROAD	---	DEEDED DIMENSIONS	(00.00')
PROPERTY LINE	----	ANNOTATIONS	ABCDE
MAJOR CONTOUR	XXXX		
MINOR CONTOUR	XXXX		

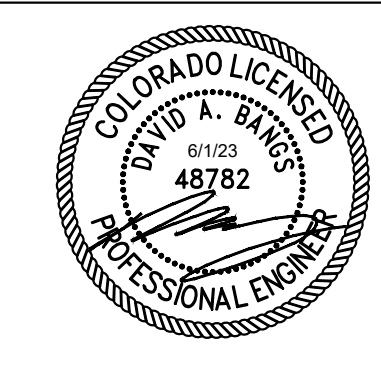
**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
DRIVEWAY-PARKING-BERMS (NET EARTHWORK)	1.00	1.00	3608.76 Sq. Ft.	769.18 Cu. Yd.	347.50 Cu. Yd.	1116.68 Cu. Yd.
HOUSE EXCAVATION (EXEMPT EARTHWORK)	1.00	1.00	6002.02 Sq. Ft.	0.00 Cu. Yd.	251.45 Cu. Yd.	251.45 Cu. Yd.

**NEW DRIVEWAY PROFILE**  
HORIZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 20'



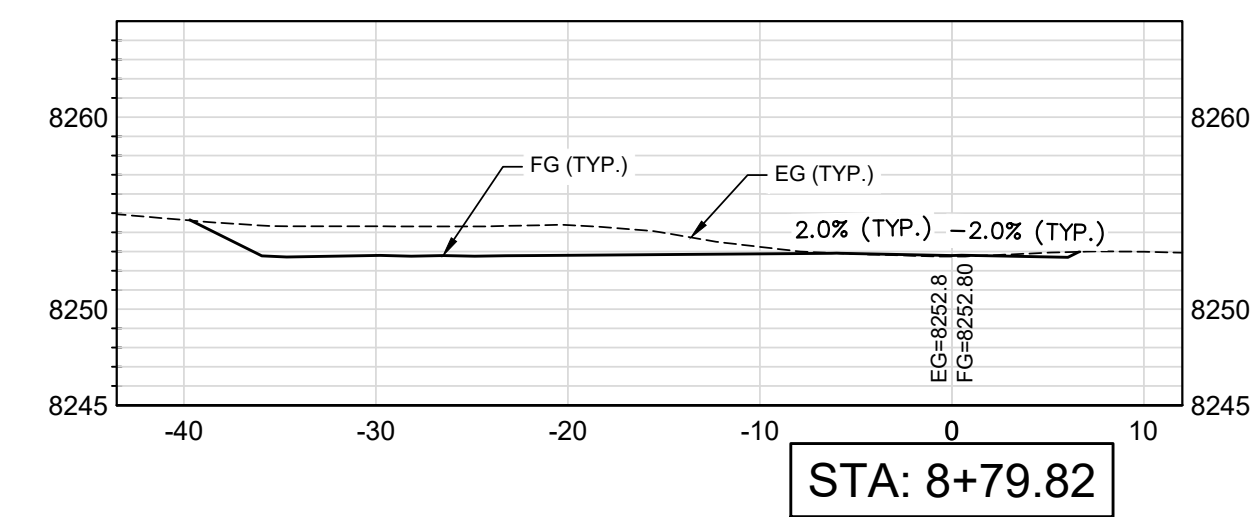
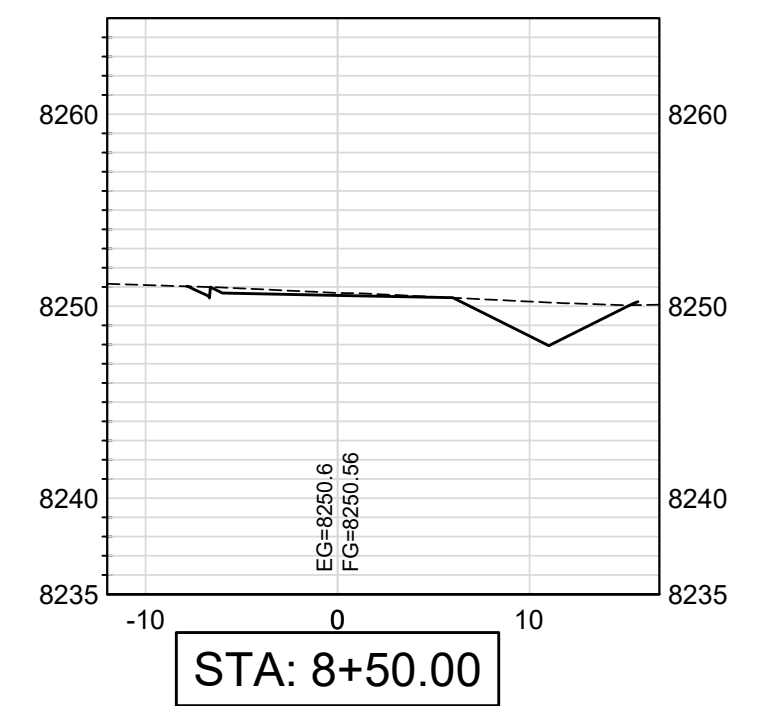
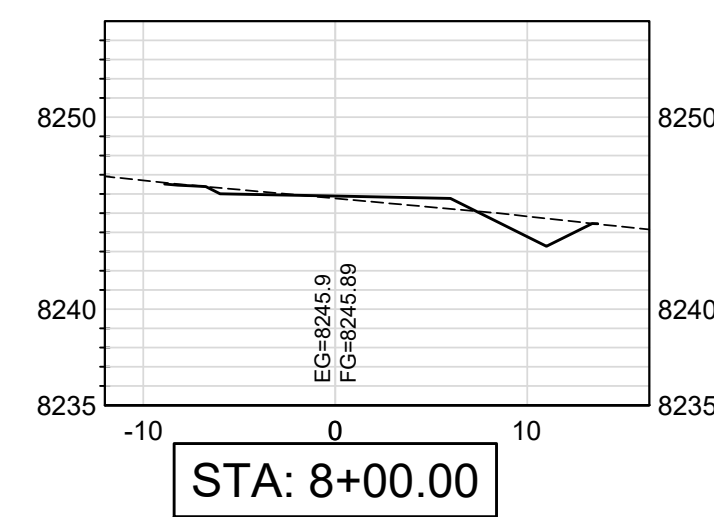
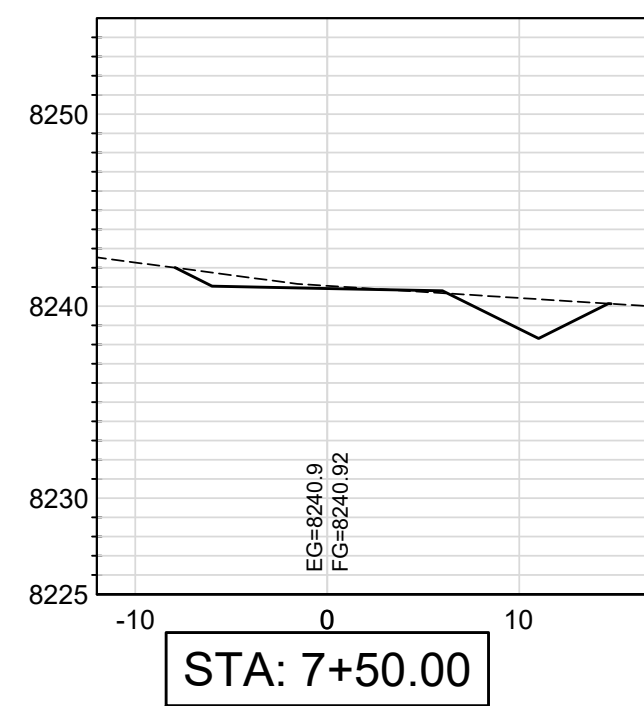
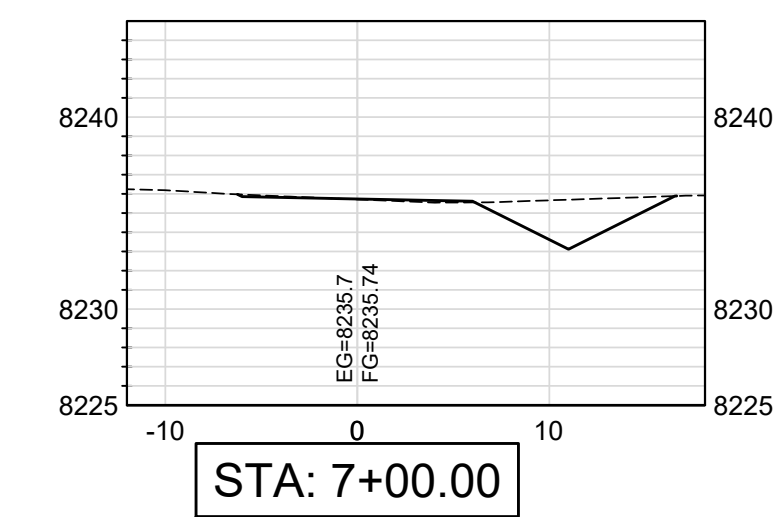
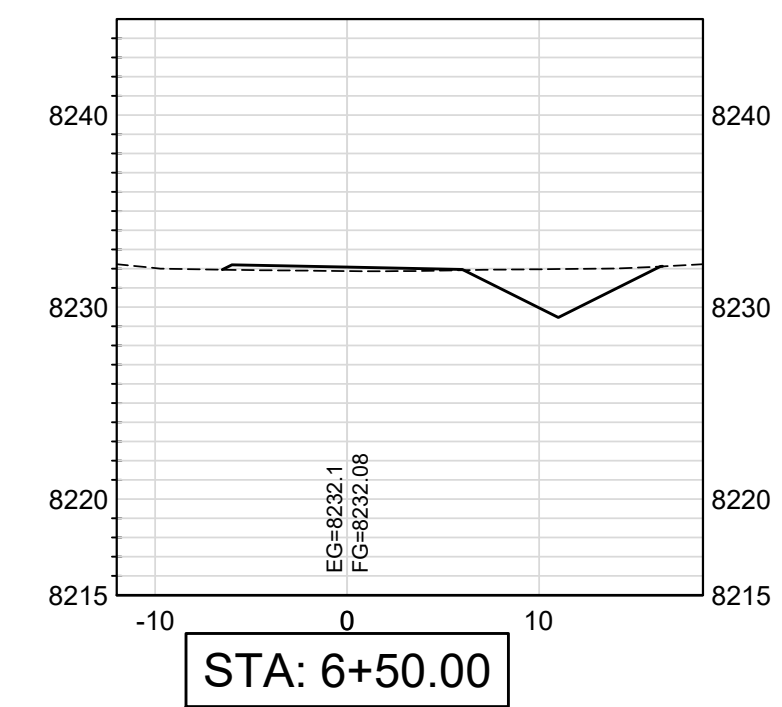
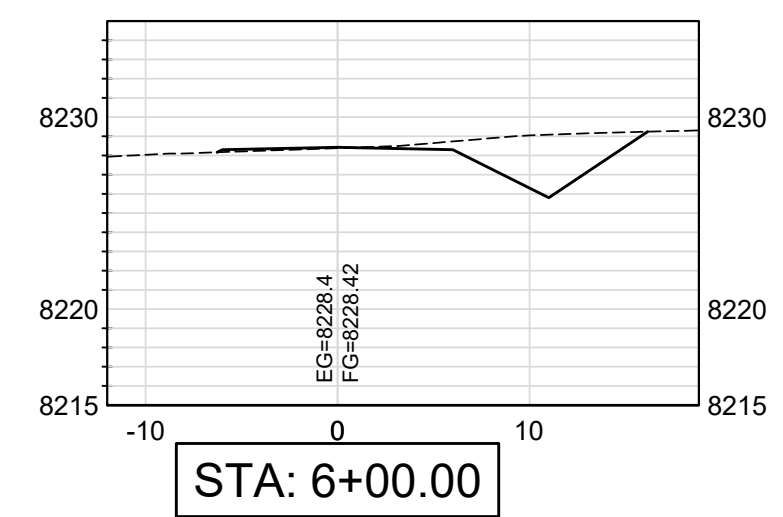
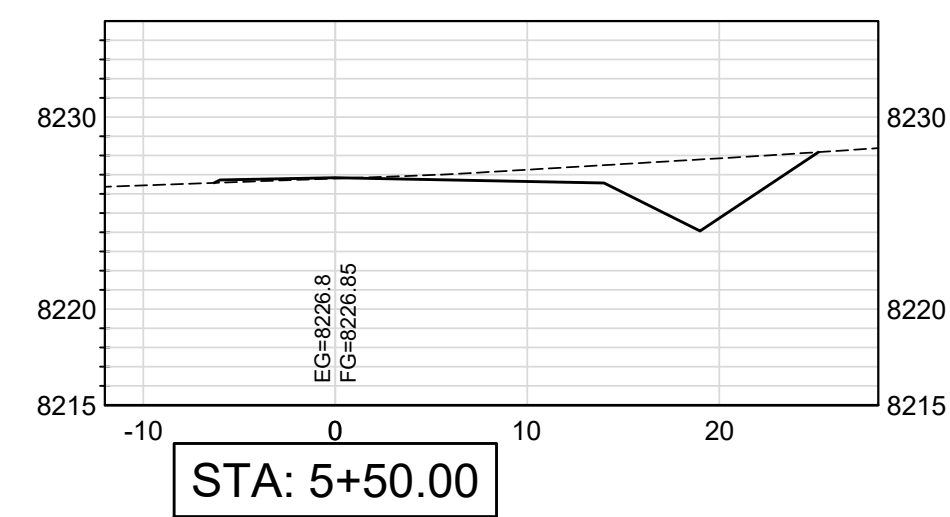
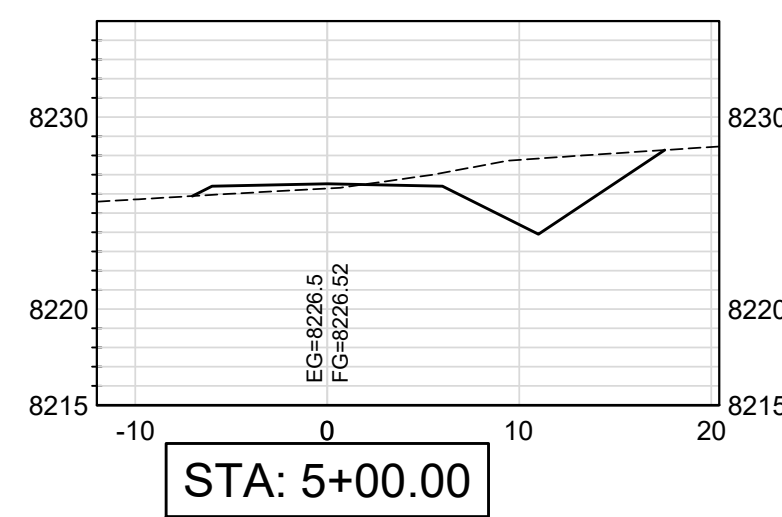
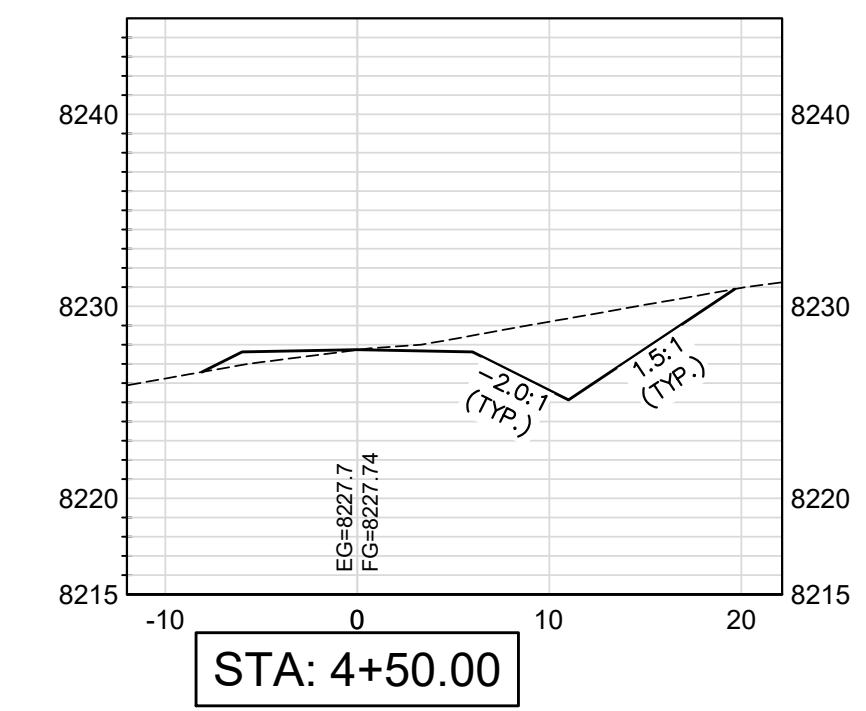
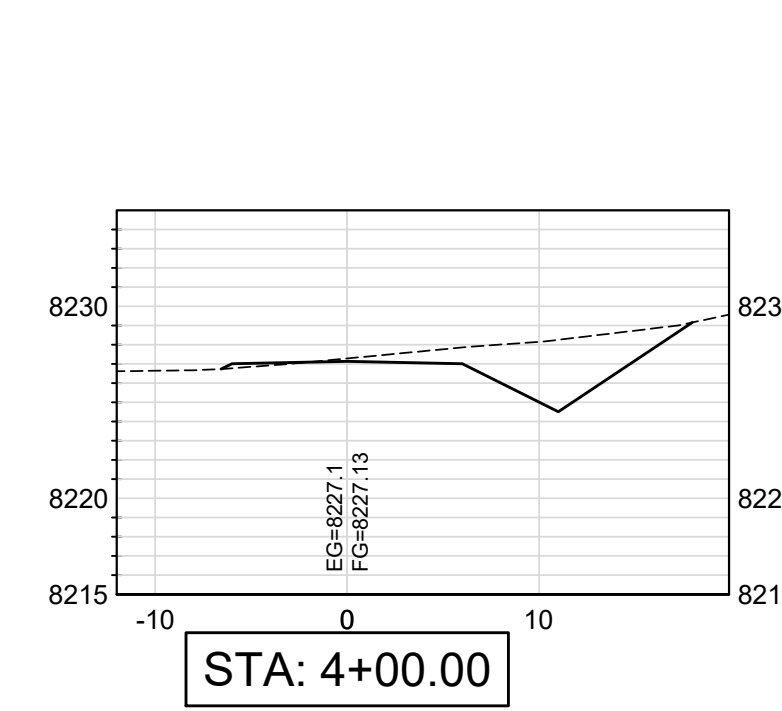
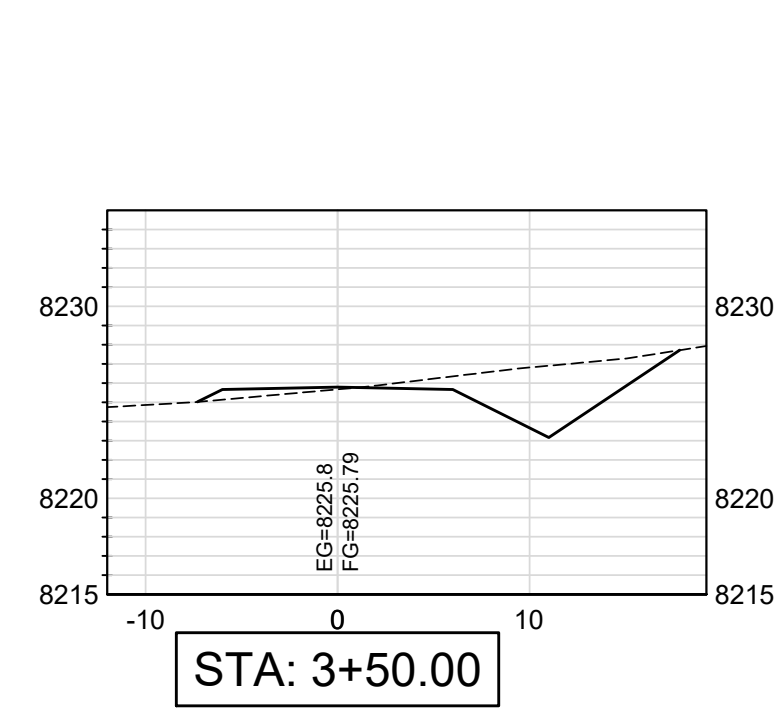
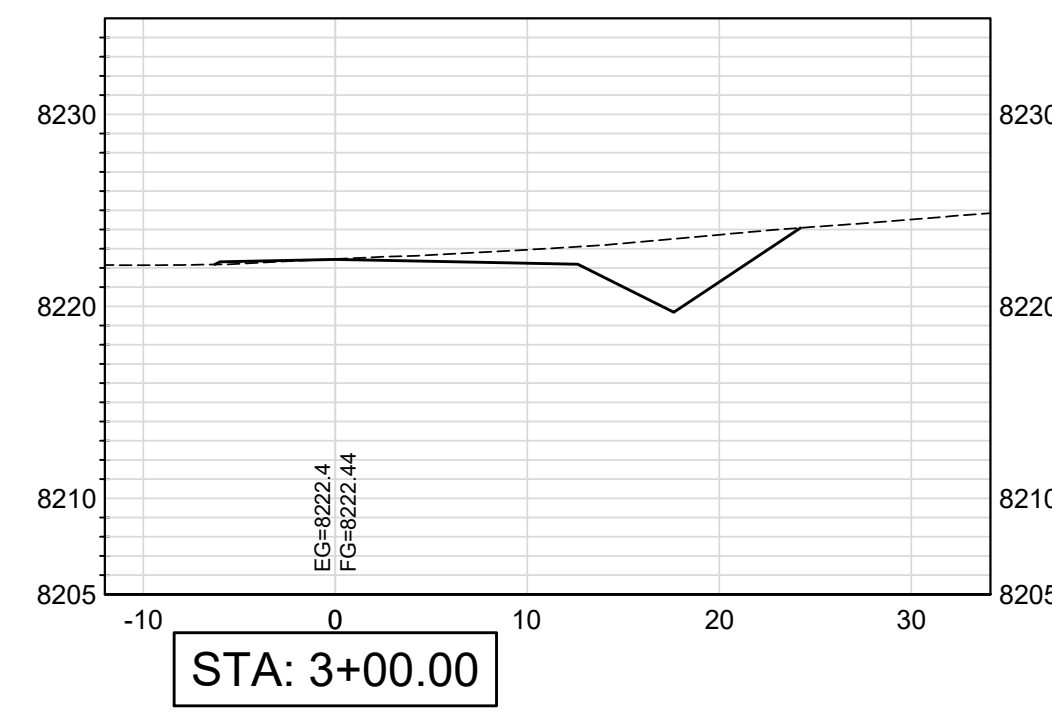
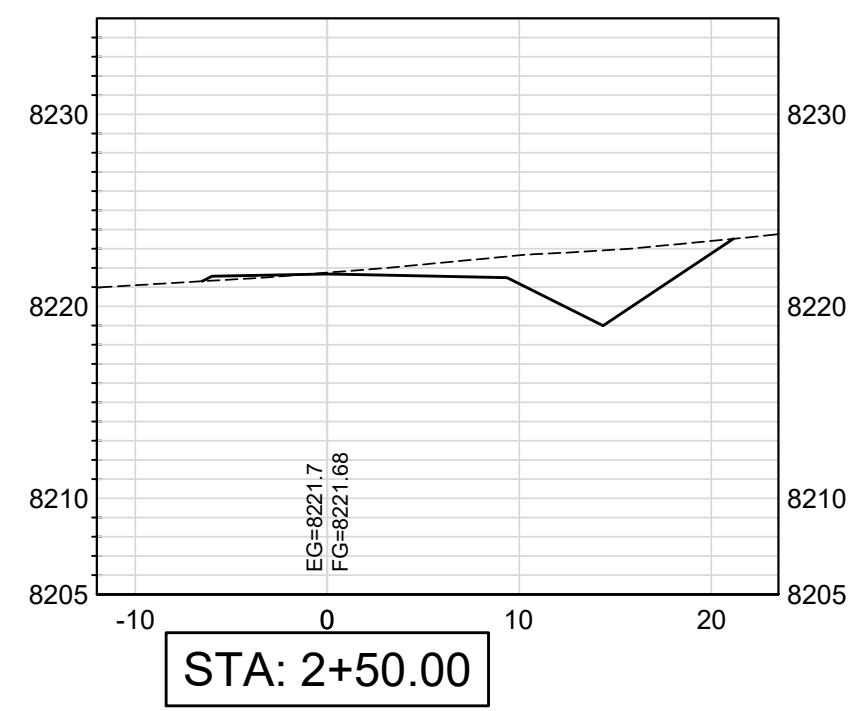
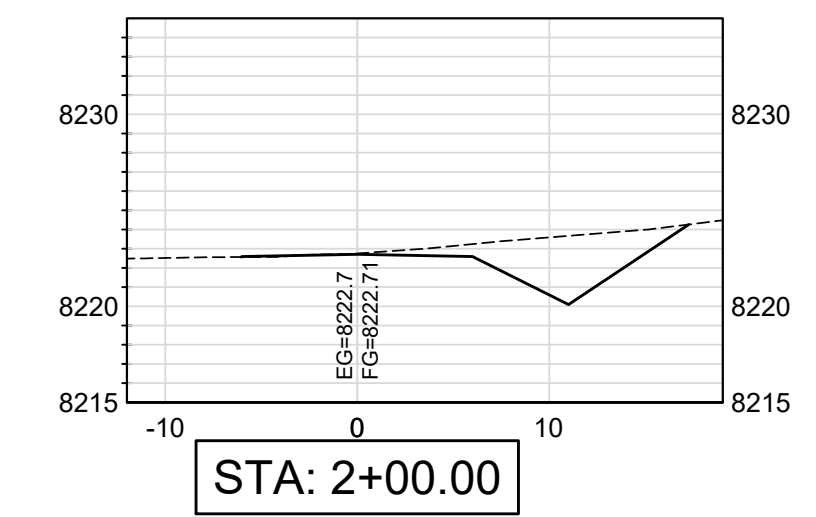
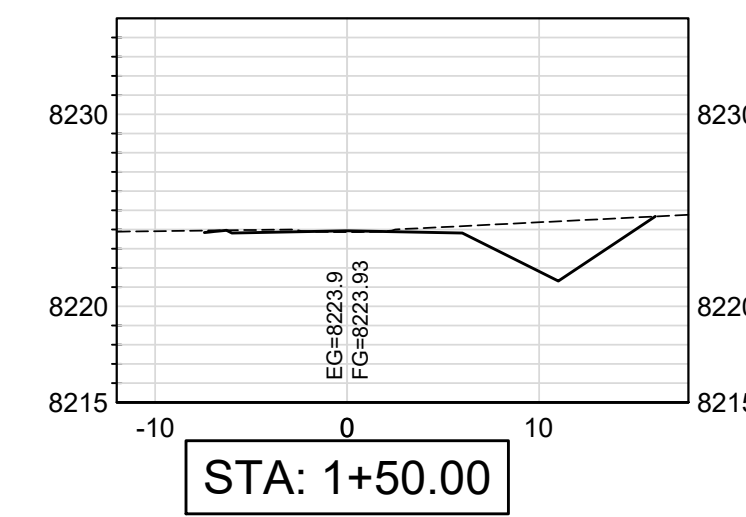
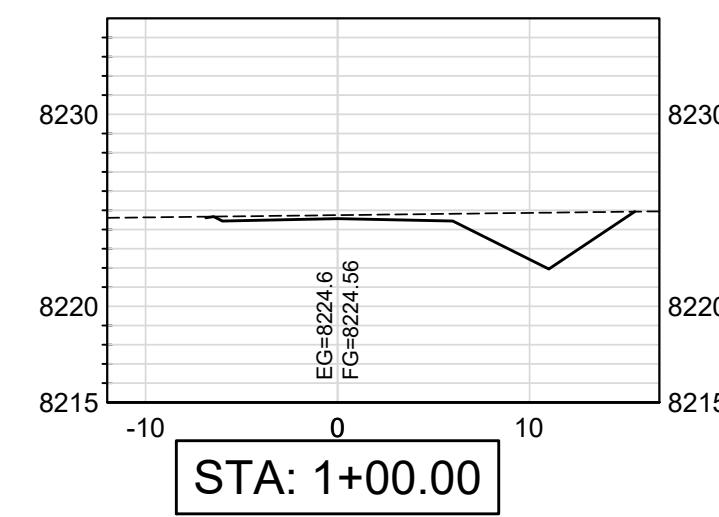
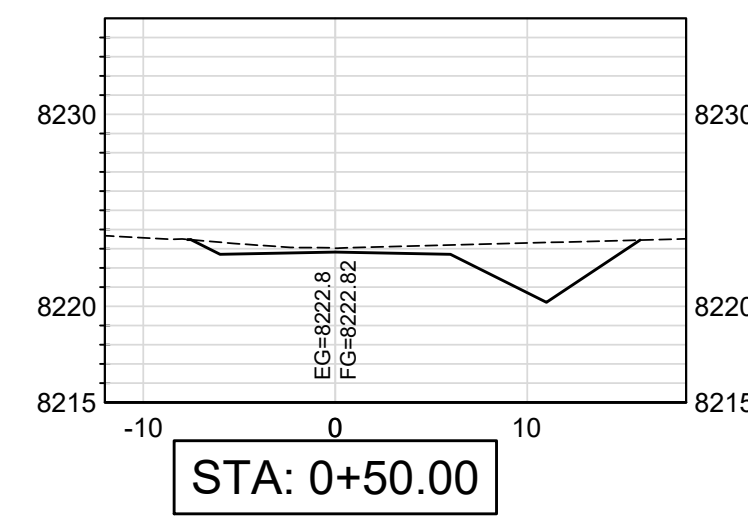
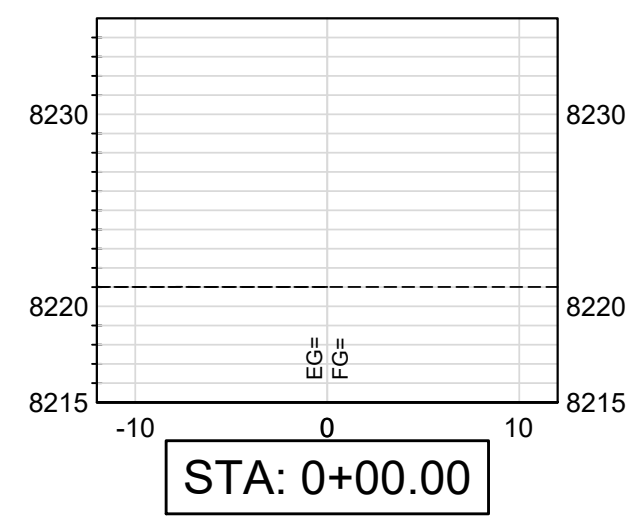
DATE	REVISION	BY	NO	CLIENT
				KINLEY BUILT LLC
				351 MORAINA AVE.
				ESTES PARK, CO 80517



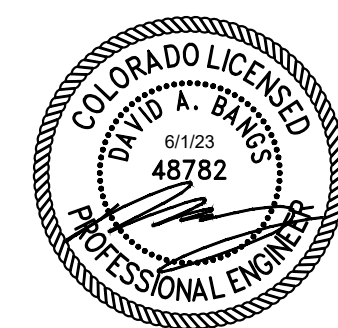
SHEET TITLE	DRIVEWAY P&P	SHEET	C1.2	SHEET NO.	2 OF 4	PROJECT:	2023004
PROJECT	1900 ST. VRAIN RD UNINC. BOULDER COUNTY	DATE:	6/1/23	DESIGNED:	BOR	DRAWN:	BOR
		CHECKED:	DAB	SCALE:	AS SHOWN		

# DRIVEWAY SECTION VIEWS FOR SEREDINSKI RESIDENCE

1900 ST. VRAIN RD, UNINCORPORATED BOULDER COUNTY



DATE	REVISION	BY	NO	CLIENT
				KINLEY BUILT LLC 351 MORAIN AVENUE ESTES PARK, CO 80517
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SHEET TITLE	SECTION DETAILS
PROJECT	1900 ST. VRAIN RD UNINC. BOULDER COUNTY

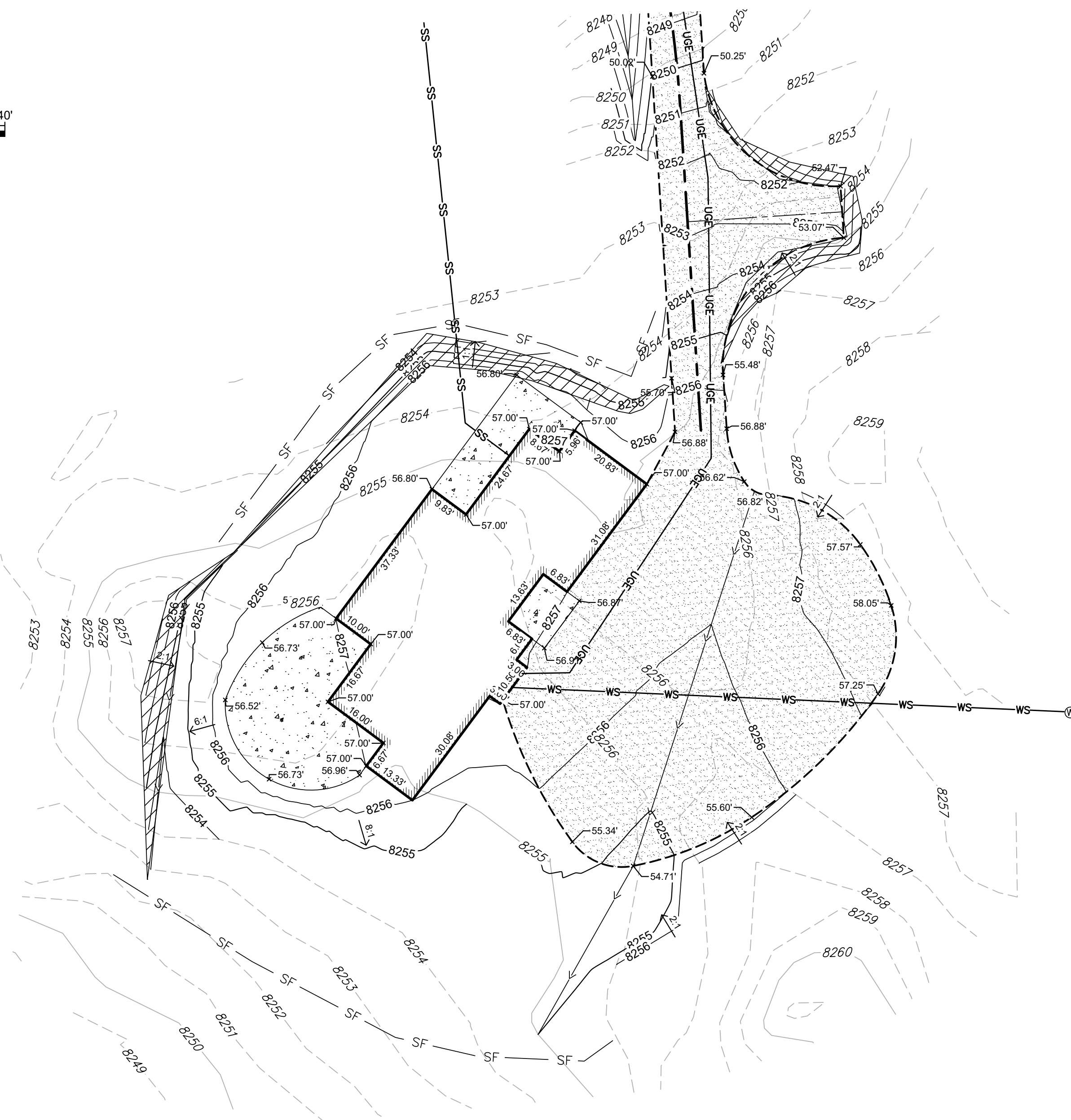
SHEET	C1.3
SHEET NO.	3 OF 4

PROJECT:	2023004
DESIGNED:	BOR
DRAWN:	BOR
CHECKED:	DAB
SCALE:	1"=10'
DATE:	6/1/23

# REVEGATION, AND EROSION CONTROL PLAN

## SEREDINSKI RESIDENCE

1900 ST. VRAIN RD, UNINCORPORATED BOULDER COUNTY



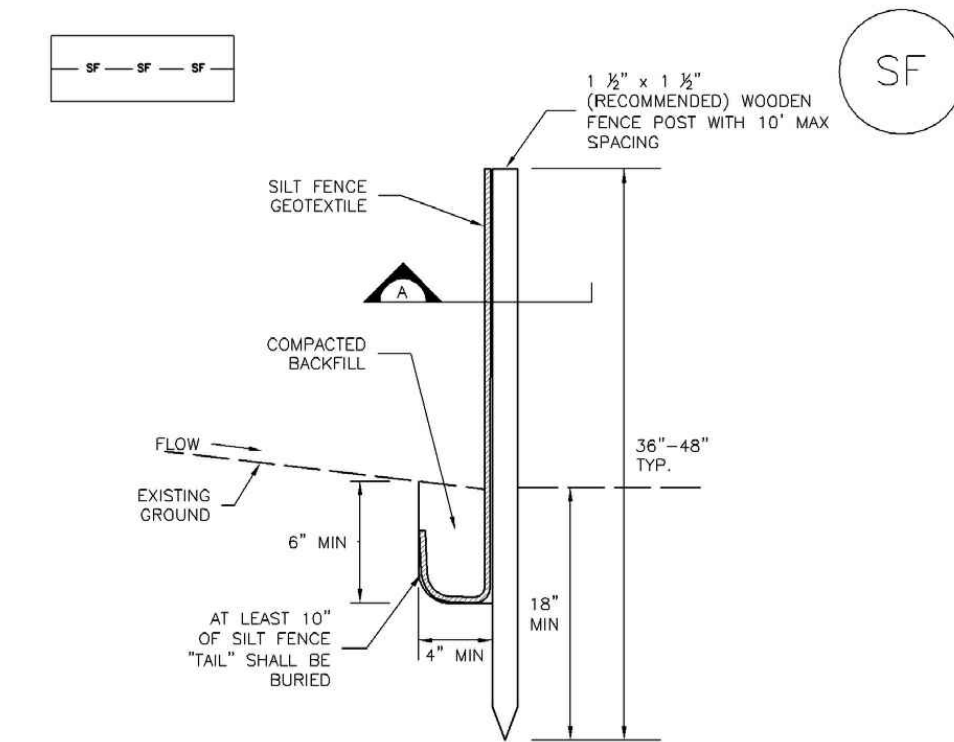
**GRADING & EROSION CONTROL NOTES:**

1. THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
3. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC).
4. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
5. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
6. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPs ARE INSTALLED. NO SOILS IN AREAS OUTSIDE THE PROJECT OR STREET RIGHTS OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE LOCAL ENTITY.
7. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
  - a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
  - b. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
  - c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
8. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
9. THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
10. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
11. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEED AND MULCHED.
12. COLORADO DISCHARGE PERMIT SYSTEM (COPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE CONTRACTOR SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
13. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
14. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE COUNTY.
15. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED GRADE.
16. MATCH EXISTING GRADES AT THE LIMITS OF CONSTRUCTION.
17. UNSUITABLE MATERIALS (MUCK) ENCOUNTERED WITHIN THE SUBGRADE SHALL BE REMOVED TO THE DEPTH DIRECTED BY THE ENGINEER. THE EXCAVATED AREAS SHALL BE BACKFILLED TO THE FINISH GRADED SECTION WITH APPROVED MATERIALS. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

**TREE PROTECTION NOTES:**

18. ALL TREES WITHIN 10' OF THE SITE GRADING BOUNDARY AND ANY TREE WITHIN THE GRADING BOUNDARY, WHICH ARE NOT IDENTIFIED IN THE WILDFIRE MITIGATION FIELD SURVEY TO BE REMOVED, WILL BE FLAGGED WITH ORANGE SURVEYOR'S TAPE ON TRUNK AND PROTECTED FROM DAMAGE DURING CONSTRUCTION WITH STRAW BALES ANCHORED BY (2) 2X2 POSTS DRIVEN THRU BALE INTO GROUND ON THE SIDES FACING THE SITE GRADING.
19. MAXIMUM CUT/FILL SLOPES TO BE 2:1.
20. ALL DISTURBED AREAS ARE TO BE RE-SEEDED WITH BOULDER COUNTY MOUNTAIN SEED MIX GIVEN BELOW.
21. AREAS OF 3:1 SLOPE TO BE RE-SEEDED, AREAS OF 3:1 TO 2:1 TO BE RE-SEEDED AND MULCHED, NO AREAS GREATER THAN 2:1.
22. SOILS PREP BEFORE RE-SEEDING SHALL BE AS FOLLOWS - 3" OF EXISTING TOPSOIL/DUFF IN ALL DISTURBED AREAS TO BE RE-SEEDED. OFFSITE TOPSOIL WILL BE USED IF EXISTING SOIL/DUFF IS NOT ADEQUATE FOR 3" IN ALL AREAS.

**SILT FENCE DETAIL - NO SCALE**



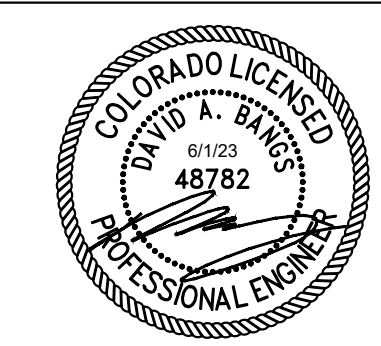
**LEGEND**

	EXISTING	PROPOSED
UNDERGROUND ELECTRIC	— UGE —	— UGE —
SANITARY SEWER SERVICE	— SS —	— SS —
WATER SERVICE	— WS —	— WS —
EASEMENT BOUNDARY	---	---
EDGE OF ASPHALT	---	---
SETBACK LINE	---	---
PROPERTY LINE	---	---
MAJOR CONTOUR	XXXX	XXXX
MINOR CONTOUR	----	----
SILT FENCE	----	SF
CONCRETE SURFACE		[Stippled pattern]
GRAVEL SURFACE		[Dotted pattern]
AREA TO BE RESEEDED AND MULCHED		[Hatched pattern]

**RECOMMENDED SEED MIX (BOULDER COUNTY MOUNTAIN SEED MIX)**

COMMON NAME	SPECIES NAME	VARIETY	% OF MIX	#PLS/ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	NATIVE, ALMA, OR HACHITA	20	0.840
CANADA WILD RYE	ELYMUS CANADENSIS	NATIVE	10	3.030
THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	CRITANA	25	5.580
SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	SAN LUIS	25	5.480
JUNEGRASS	KOELERIA MACRANTHA	NATIVE	10	0.150
SANDBERG'S BLUEGRASS	POA SECUNDA	NATIVE	10	0.380

DATE	REVISION	BY	NO	CLIENT
				KINLEY BUILT LLC 351 MORaine AVE. ESTES PARK, CO 80517



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SHEET TITLE	SHEET	SHEET NO.	PROJECT:
EROSION CONTROL	C1.4	4 OF 4	2023004
PROJECT	1900 ST. VRAIN RD UNINC. BOULDER COUNTY		DESIGNED: BOR DRAWN: BOR CHECKED: DAB SCALE: 1"=20' DATE: 6/1/23





# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306

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

July 12th, 2023

**TO:** Abigail Scheuermann, Planner I; Community Planning & Permitting, Development Review Team

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

**SUBJECT:** Docket # LU-23-0020/SPR-22-0134: Seredinski Residence- RE-REFERRAL  
19000 South St.Vrain Dr.

The Development Review Team – Access & Engineering staff has reviewed the above referenced docket and has the following comments in addition to the comments provided for the application reviewed under docket SPR-22-0134 and dated Jan. 11<sup>th</sup>, 2023, Mar. 14<sup>th</sup>, 2023, and Apr. 27, 2023 (attached):

1. Comments 1-5 on the letter dated Jan. 11<sup>th</sup>, 2023 remain valid, however total grading (cut and fill) on revised plans provided by the applicant indicate an increase from 490 cubic yards to 1,116.68 cubic yards.
2. Revised plans submitted by the applicant and dated 6/1/23 provide adequate erosion control.
3. The emergency access turnaround depicted on plans submitted by the applicant and dated 6/1/23 complies with the standards.
4. The borrow ditch on plans submitted by the applicant and dated 6/1/23 has been extended to section 8+50 and addresses comment #1 in the letter dated Apr.27<sup>th</sup>, 2023.

This concludes our comments at this time.



# Community Planning & Permitting

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January 11, 2023

TO: Abigail Scheuermann, Planner I; Community Planning & Permitting, Development Review Team

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

SUBJECT: Docket # SPR-22-0134: Seredinski Residence- HOLD REQUEST  
19000 South St.Vrain Dr.

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 State Highway 7 (SH7) also known as South St.Vrain Drive, a Colorado Department of Transportation (CDOT) owned and maintained right-of-way (ROW). Legal access has been demonstrated via adjacency to this public ROW.
2. The submitted application materials indicate 490 cubic yards of cut and fill will be used along the driveway. The improved driveway must comply with the [Boulder County Multimodal Transportation Standards \(“the Standards”\)](#) for residential development in the mountains, including without limitation:
  - a. Table 5.5.1 – Parcel Access Design Standards (1-Lane Mountain Access)
  - b. Standard Drawing 11 – 12 Private Access
  - c. Standard Drawing 15 – Access Profiles Detail
  - d. Standard Drawing 16 – Access Grade & Clearance
  - e. Standard Drawing 17 – Access Pullouts
  - f. Standard Drawing 18 – Access Turnaround
  - g. Standard Drawing 19 – Typical Turnaround & Pullout Locations

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

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

*Emergency access pullouts are required at 400-foot intervals along the access drive*

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

3. Final grade cuts and fills shall not be steeper than a 1-½ to 1 slope. Grades steeper than a 1-½ to 1 slope will need to be supported by a retaining wall. Retaining walls or series of walls greater than four feet in height, as measured from the bottom of the footer to the top of the wall, require building permits for construction. Steep sloped areas of stable exposed bedrock are acceptable in lieu of constructing a retaining wall. At permitting, the height of the retaining wall must be provided and, if greater than four feet in height, wall details must be designed and stamped by a qualified Colorado-licensed professional engineer. Calculations shall be submitted for all retaining walls over 6 feet in height.
4. Appropriate erosion control measures including silt fences.... shall be installed downslope and parallel to contours for all disturbed areas including staging areas. The location and types of erosion control shall be shown on site plans submitted for building permit approval.
5. During construction, all materials, machinery, dumpsters, and other items shall be staged on the subject property; no items shall be stored or staged on SH7.

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

1. Application materials provided by the applicant indicate 490 cubic yards of non-foundational cut and fill will be required, however the Site Plan provided by the applicant does not show proposed and existing grades. ***NOTE: if the total non-foundational earthwork exceeds 500 cubic yards, Limited Impact Special Use Review is required.***

The applicant must submit grading and drainage plan that clearly shows the following information: existing and proposed contours; stationing along the driveway, driveway profile, and dimensions for the parking areas; wall locations and details (if applicable); and drainage details including flow lines and how drainage will be handled downslope from the proposed driveway and residence. Grading calculations signed and sealed by a qualified Colorado-licensed Professional Engineer, Landscape Architect, or Architect must be submitted with the plan.

2. The proposed emergency access turnaround does not appear to comply with Standard Drawing 19 in the Boulder County multimodal Transportation Standards (the Standards). Specifically, the junction of the two centerlines of the turnaround must be 50 feet from the front of the structure.

Submit a revised site plan signed by a Colorado registered Professional Engineer, Landscape Architect or Architect compliant with Standard Drawing 18 and 19 for access turnarounds (attached).

Additional comments will be provided once the requested materials are submitted.



## Community Planning & Permitting

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March 14, 2023

TO: Abigail Scheuermann, Planner I; Community Planning & Permitting, Development Review Team

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

SUBJECT: Docket # SPR-22-0134: Seredinski Residence- HOLD REQUEST  
19000 South St. Vrain Dr.

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

1. Revised plans submitted by the applicant and dated 3/1/23 indicate silt fence around a partial perimeter of the disturbed area. Erosion control measures must be installed downslope and parallel to contours for all disturbed areas including staging areas.

*At building permit* submit revised plans with adequate erosion control to mitigate all areas of disturbance.

2. The proposed emergency access turnaround provided in revised drawings dated 3/1/23 comply with Standard Drawing 19 in the Boulder County multimodal Transportation Standards (the Standards).

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

3. Revised drawings provided by the applicant and dated 3/1/23 indicate 446 cubic yards of non-foundational earthwork will be required to construct the driveway. Drainage details adjacent to the residence were provided, but not for the proposed driveway.

Submit a revised grading and drainage plan that clearly shows the following information: drainage details including flow lines and how drainage will be handled downslope from the proposed driveway and residence. Grading calculations signed and sealed by a qualified Colorado-licensed Professional Engineer, Landscape Architect, or Architect must be submitted with the plan. ***NOTE: if the total non-foundational earthwork exceeds 500 cubic yards, [Limited Impact Special Use Review](#) is required.***

Additional comments will be provided once the requested materials are submitted. Please refer to the Access and Engineering referral dated 1/11/2023 for additional comments related to docket SPR-22-0134 that will be relevant during the building permit application process.



# Community Planning & Permitting

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303-441-3930 • www.BoulderCounty.gov

April 27, 2023

TO: Abigail Scheuermann, Planner I; Community Planning & Permitting, Development Review

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

SUBJECT: Docket # SPR-22-0134: Seredinski Residence- ADDENDUM  
19000 South St.Vrain Dr.

The Development Review Team – Access & Engineering staff provided an initial referral and Hold Request on January 11,2023 and March 14, 2023 (attached) and has the following additional comments:

1. The revised site plans dated 4/17/23 indicate borrow ditches from approximately section 0+00 to 6+50, but no borrow ditches from approximately 6+40 to 8+50.

***At building permit***, submit revised drawings with borrow ditches along the full length of the proposed driveway to facilitate adequate drainage and capture runoff from the uphill watershed.

This concludes our comments at this time.



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

## Building Safety & Inspection Services Team

### MEMO

TO: Abigail Scheuermann, Planner I  
 FROM: Michelle Huebner, Plans Examiner Supervisor  
 DATE: June 27, 2023

RE: Referral Response, LU-23-0020/SPR-22-0134: Seredinski Residence. Limited Impact Special Use Review to permit 1,117 cubic yards of non-foundational earthwork, and Site Plan Review for the construction of a 2,836-square-foot residence on a vacant 54.1-acre parcel where the presumptive size maximum is 3,000 square feet.

Location: 19000 S. St. Vrain Drive

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 the hot tub.

The **hot tub** may be required to be offset with on-site or off-site renewable energy per section N1103.13 of the Boulder County Building Code Amendments.

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:  
[Amendments to Boulder County Building Code effective June 6, 2022](#)

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 175 mph (Vult) and 55 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. **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: [Building Publications, Applications and Forms - Boulder County](#)

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)



# Parks & Open Space

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

**TO:** Abigail Scheuermann, Community Planning & Permitting Department  
**FROM:** Ron West, Natural Resource Planner  
**DATE:** July 17, 2023  
**SUBJECT:** Docket LU-23-0020/SPR-22-0134, Seredinski, 19000 S. St. Vrain Drive

Staff reviewed an earlier version of this docket (see original memo below), and all comments are still valid, but has a few additional comments on the information in the current LU review.

Usually, the creation of a large graded “yard” on such a mountain location is considered unnecessary site disturbance. In this case, the house site is comparatively flat, yet this yard and patio areas are still larger than the footprint of the proposed house itself. Similarly, the “gravel parking area” is also quite large. (This is not the emergency turn-around; that hammerhead is further from the house, as it should be.)

Staff estimates that the size of the house footprint, the patios and yard, and the parking area in total is at least 0.6 acres. This does not include the disturbance area of the hammerhead, the leach field, and the long driveway. The cumulative impact of these ground disturbing elements should be considered in review.

The “drainage” through the middle of the gravel parking area will be a source of erosion, particularly in heavy summer thunderstorms. At the least, a riprap rundown should be added on its south end.

The Revegetation Plan states that, “Offsite topsoil will be used if existing soil/duff is not adequate for 3” in all areas.” It is strongly recommended that offsite topsoil not be used. Such material usually comes from the plains and contains noxious and common weed seeds that should not be introduced to the site. If duff is to be used, then it could be raked and collected from nearby areas on the parcel.

In general, the Grading and Erosion Control Notes are too generic, for example addressing paved roadways, public areas, and streets. These need to be written specific to the site.

The fill slope on the north end of the yard, where the septic line crosses, is shown as 1:1 in the drawing, yet the Notes state that the steepest graded slopes are to be 2:1. Given this, the slopes on the driveway edges should also be examined.

.....



**TO:** Abigail Scheuermann, Community Planning & Permitting Department  
**FROM:** Ron West, Natural Resource Planner  
**DATE:** January 13, 2023  
**SUBJECT:** Docket SPR-22-0134, Seredinski, 19000 S. St. Vrain Drive

Staff has reviewed the submitted materials, and has visited the locale many times in the past. The large (54-acre) parcel is completely dominated by relatively dry, mixed conifer forest. There is also a minor, but ecologically important drainage through the middle of the parcel.

Staff does not foresee significant natural resource impacts from the proposal. Although the driveway is long (about 650 feet from the highway ROW), the proposed house location seems a reasonable one for the parcel. The parcel is over 2000 linear feet “tall,” from its northern boundary to its southern, and the development is proposed in the northwest corner, somewhat clustered with adjacent, existing developments to the north and west.

The longer driveway removes the house from the View Protection Corridor of the Peak to Peak Highway – the most “important” scenic corridor in the county. The structure would not be visible from the Scenic Byway. The proposed site also avoids the ecologically important area of the parcel’s main drainage.

The entire parcel is in the very large, Indian Peaks Environmental Conservation Area; this overlay cannot be avoided. Adjacent public lands – both county open space and US Forest Service – should not be significantly impacted.

Why is there no foundation grading? This does not seem possible.

### Recommendations

A Revegetation Plan is required that includes native grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging areas, driveway, utility lines, and septic system), locations of silt fence or erosion control logs down slope of disturbed areas, and matting requirements if necessary.

A copy of the water well permit should be submitted and reviewed; if a newly-drilled well, it likely will be limited to indoor use only and not permitted for landscaping or stock use.



# Public Health

## Environmental Health Division

June 30, 2023

TO: Staff Planner, Land Use Department  
FROM: Carl Job, Environmental Health Specialist  
SUBJECT: LU-23-0020/SPR-22-0134: Seredinski Residence

OWNER: Seredinski

PROPERTY ADDRESS: 19000 S. St. Vrain Drive

SEC-TOWN-RANGE: 5 -2N -72

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

OWTS Application Needed:

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

This concludes comments from the Public Health - Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: [www.SepticSmart.org](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, Community Planning and Permitting



# Community Planning & Permitting

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 303-441-3930 • www.BoulderCounty.gov

## Wildfire Mitigation Team

### MEMO

**TO:** Abigail Scheuermann, Planner I  
**FROM:** Kyle McCatty, Wildfire Mitigation Specialist  
**DATE:** July 12, 2023  
**RE:** Referral Packet & Public Notice for Docket LU-23-0020/SPR-22-0134:  
 Seredinski Residence at 19000 S. St. Vrain Drive

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

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

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

#### **Site Location**

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Site Plan Review process, and no conflicts have been identified.

#### **Ignition-Resistant Materials and Construction**

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

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

**Claire Levy** County Commissioner

**Marta Loachamin** County Commissioner

**Ashley Stolzmann** County Commissioner

## Defensible Space

Adequate defensible space is required to prevent the spread of fire to and from the structure. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway. More information can be found by referring to the Colorado State Forest Service publication [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#).

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

## Emergency Water Supply

To aid in the defense of the structures from a wildfire and to assist in firefighting efforts, an emergency water supply is required. Unless the Allenspark Fire Protection District approves an alternative emergency water supply, an individual cistern is required. Follow the Boulder County publication [Emergency Water Supply for Firefighting](#) when installing the individual cistern. Contact the Allenspark Fire Protection District at 303-747-2586 and [info@allensparkfire.com](mailto:info@allensparkfire.com) for certification of access, location and compatibility of connections once the cistern is installed.

## Emergency Vehicle Clearance

Emergency vehicle clearance is required to allow for safe ingress and egress of emergency vehicles. Emergency personnel try their best to respond to calls in a timely manner, often while negotiating difficult terrain. Planning for access by emergency vehicles improves safety for homeowners and their families by providing for a more efficient response by firefighters and other emergency personnel arriving on the scene. This is especially important in rural and mountainous areas where response times may be considerably longer than in cities, where emergency services are closer by. Refer to the Boulder County publication: [Driveway Access for Emergency Vehicles](#) for specific clearance-related requirements.

## Timeline

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

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

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

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



## Scheuermann, Abigail

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**From:** Kryszczuk, Lauren - FS, CO <Lauren.Kryszczuk@usda.gov>  
**Sent:** Tuesday, June 27, 2023 11:21 AM  
**To:** Scheuermann, Abigail; Frederick, Summer  
**Subject:** [EXTERNAL] 06/27/2023 Following Up Referral Packet & Public Notice for Docket LU-23-0020/SPR-22-0134: Seredinski Residence at 19000 S. St. Vrain Drive  
**Attachments:** LU-23-0020-SPR-22-0134-referral-packet-red.pdf; lu-23-0020-spr-22-0134-bocc-hearing-notice-20230817.pdf

Hi Abigail and Summer,

The proponent's private parcel is west adjoining to federal National Forest System land. Please remind the proponent to use a licensed surveyor and keep all construction off of federal land. The construction drawings indicate that the proposed improvements are not near the eastern boundary with federal land. But, please remind them. We do not want encroachments. Thank you.



**Lauren Kryszczuk**  
**Realty and Land Specialist**  
**Forest Service**  
**Arapaho and Roosevelt National Forests and**  
**Pawnee National Grassland**  
**Boulder Ranger District**

c: 720-708-0988

o: 303-541-2534

[lauren.kryszczuk@usda.gov](mailto:lauren.kryszczuk@usda.gov)

2140 Yarmouth Avenue

Boulder, CO 80301

[www.fs.fed.us](http://www.fs.fed.us)



**Caring for the land and serving people**

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**From:** Goldstein, Andrew <agoldstein@bouldercounty.org>  
**Sent:** Tuesday, June 27, 2023 8:31 AM  
**To:** !LongRange <longrange@bouldercounty.org>; #WildfireMitigation <WildfireMitigation@bouldercounty.org>; beckyapco@gmail.com; ild17@comcast.net; Phil.Stern@colorado.edu; office@svlhwcd.org; scott.griebing@svlhwcd.org; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; Vanessa McCracken <bldrvalleyandlongmontcads@gmail.com>; Kryszczuk, Lauren - FS, CO <Lauren.Kryszczuk@usda.gov>; info@allensparksfire.com; Atherton-Wood, Justin <jatherton-wood@bouldercounty.org>; Milner, Anna <amilner@bouldercounty.org>; Moline, Jeffrey <jmoline@bouldercounty.org>; Flax, Ron <rflax@bouldercounty.org>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.org>; Huebner, Michelle <mhuebner@bouldercounty.org>; Northrup, Elizabeth (Liz) <enorthrup@bouldercounty.org>; Sanchez, Kimberly <ksanchez@bouldercounty.org>; Transportation Development Review <TransDevReview@bouldercounty.org>; West, Ron <rowest@bouldercounty.org>  
**Cc:** Scheuermann, Abigail <ascheuermann@bouldercounty.org>; Frederick, Summer <sfrederick@bouldercounty.org>  
**Subject:** [External Email]Referral Packet & Public Notice for Docket LU-23-0020/SPR-22-0134: Seredinski Residence at 19000 S. St. Vrain Drive

[External Email]

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Please send any concerns or suspicious messages to: [Spam.Abuse@usda.gov](mailto:Spam.Abuse@usda.gov)

Please find attached the public notice and referral packet for Docket *LU-23-0020/SPR-22-0134: Seredinski Residence at 19000 S. St. Vrain Drive.*

Please return responses and direct any questions to [Abigail Scheuermann](#) and [Summer Frederick](#) by *July 13, 2023*.  
(Boulder County internal departments and agencies: Please attach the referral comments in Accela.)



**Andrew Goldstein (he/him/his) | Administrative Technician**  
**Planning Division | Boulder County Community Planning & Permitting**  
P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302  
[agoldstein@bouldercounty.org](mailto:agoldstein@bouldercounty.org) | [\(303\) 441-3930](tel:(303)441-3930) | [www.boco.org/cpp](http://www.boco.org/cpp)  
*My usual working hours are Monday-Thursday, 7:00 a.m.-5:30 p.m.*

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