



MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

**September 20, 2023, 1:30 p.m.
Third Floor Hearing Room
County Court House
1325 Pearl Street, Boulder**

Commissioners Present: Ann Goldfarb
Gavin McMillan, Chair
Chris Whitney
Rachel Medaugh
George Gerstle

Commissioners Excused: Sam Libby
Mark Bloomfield, 2nd Vice Chair
Dave Hsu, Vice Chair
Conor Canaday

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

3.1 Approval of meeting minutes for August 16, 2023

MOTION: Chris Whitney MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from August 16, 2023.

SECOND: Ann Goldfarb

VOTE: Motion PASSED {4:0} Abstained: George Gerstle

4. STAFF UPDATES

None.

5. ITEMS

5.1 Docket SU-23-0006: Farber Vacation Rental

This item was tabled per the applicant's request.

5.2 Docket DC-23-0001: Text Amendments to the Land Use Code related to Short-Term Dwelling and Vacation Rentals

Ethan Abner, Long Range Planner with Community Planning & Permitting presented Docket DC-23-0001, Text Amendments to the Land Use Code related to Short-Term Dwelling and Vacation Rentals. Staff proposed text amendments to the Boulder County Land Use Code related to the Short-Term Dwelling and Vacation Rental uses in Article 4-507.E, Article 4-516.X, Article 4-516.Y, and any other related Articles and provisions necessary to integrate the proposed changes. The proposed regulations are focused on ensuring a baseline level of safety at Short-Term and Vacation Rentals, simplifying the licensing and land use review process, creating more certainty for applicants, balancing property owners' desires for Short-Term and Vacation Rentals and the desires of surrounding neighborhoods and communities, and minimizing impacts to housing stock by allowing whole-home rentals in areas of the county that are more appropriate for the Vacation Rental use.

PUBLIC HEARING OPENED

SPEAKERS: Maya Ward-Karet - Boulder, Nathaniel Farber - Boulder, Richard Harris - Boulder, Phillip Epstein - Longmont, Ilona Dotterer - Boulder, Edward Yagi - Allenspark, Samuel Arieti - Allenspark, LoriGrace Kochevar - Longmont, Garrett Rue - Longmont, Nancy Nicholson - Boulder, Phil Stern - Allenspark, Edward Jabari - Longmont, Roxanne Di Santo - Nederland

PUBLIC HEARING CLOSED

MOTION: George Gerstle **MOVED** that the Planning Commission discussion for **DC-23-0001** be **TABLED** until **October 18, 2023**.

SECOND: Rachel Medaugh

VOTE: Motion **PASSED {5:0}**

6. ADJOURNMENT

The meeting was adjourned at 4:25 p.m.