



Community Planning & Permitting

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

BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

April 2, 2024 at 9:30 a.m.

Boulder County Courthouse, 3rd Floor,
1325 Pearl Street, Boulder
Virtual and in-person

STAFF RECOMMENDATION

STAFF PLANNER: Pete L'Orange, Planner II

DATE ISSUED: March 26, 2024

Docket LU-23-0028: Boulder Country Club Use of Community Significance Designation

Request: Limited Impact Special Review to recognize existing nonconforming membership club as a Use of Community Significance on an approximately 190-acre parcel at 7350 Clubhouse Road.

Location: 7350 Clubhouse Road, located approximately 1.4 miles north of the intersection of Jay Road and N. 75th Street, in Sections 11-14, Township 1N, Range 70W.

Zoning: Rural Residential (RR)

Owner/Applicant: Boulder Municipal Sports Center d/b/a Boulder Country Club

Representative: Michael Larson, Boulder Country Club

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SUMMARY

The subject application is for a Limited Impact Special Review to recognize an existing nonconforming use as a Use of Community Significance. Per Article 4-504.H.5.e of Boulder County Land Use Code (the Code), a Use of Community Significance is subject to the criteria in Article 4-602.E of the Code. With the recommended conditions of approval, staff finds the proposal can meet

the criteria for a Use of Community Significance under Article 4-602.E of the Code and recommends the Board of County Commissioners approve the Use of Community Significance designation.

DISCUSSION

The subject property is an approximately 190-acre parcel known as the Boulder Country Club. The parcel is generally located southeast of Gunbarrel and east of Diagonal Highway, and surrounded by several subdivisions within the unincorporated county (see Figure 1 below). The parcel is a legal building lot because it exceeds the 35-acre threshold required for permit eligibility. Currently the vast majority of the parcel is taken up with the existing golf course, which was originally constructed in 1964 and has remained largely unchanged since that time. There are also several structures included in the Assessor's record on the parcel, totaling 91,651 square feet of floor area.

There are several access points to the parcel where the subdivision roads around it intersect with the golf course, but the primary access to the parcel is at 7350 Clubhouse Road, where most of the physical structures for the country club are located. This primary access is located approximately .3 miles west of the intersection of Clubhouse Road and North 7th Street.



Figure 1: Aerial photograph of subject parcel

The applicants have requested that the existing country club, which is classified as a Membership Club under the Code, be recognized as a Use of Community of Significance. Under the Code, a Membership Club is not an allowed use in the Rural Residential zoning district. As such, the existing Membership Club is a non-conforming use, which limits the type and scope of any modifications or alterations that the applicants may wish to undertake. In order to facilitate current and future plans for the country club, the applicants have requested that it be recognized as a Use of Community Significance, which is defined as “An existing nonconforming use that the Board of County Commissioners determines to have at least two of the following characteristics: historic, cultural, economic, social, or environmental value” (Article 4-504.H.1). Designation as a Use of Community Significance would make the country club a conforming use, potentially allowing for current and future modifications and alterations to the country club, including new structures.

The application as originally submitted included a request to allow for the construction of a seasonal structure over the existing tennis/pickle-ball courts south of the athletic club building and a request to

approve a conceptual master plan for the country club. However, based on conversations with staff and referral agencies, the applicants withdrew that request on December 19, 2023 (see Attachment B). Additionally, no specifics were submitted for any of the potential future projects to be included in the master plan. As there are no specifics which can be reviewed or approved, the conceptual master plan cannot be reviewed or approved at this time. Therefore, neither the seasonal structure or the master plan requests are included in staff's review and analysis below, and staff's analysis is limited to the request to recognize the country club as a Use of Community Significance.

The Boulder County Comprehensive Plan ("the Plan") does not identify any relevant resources of note on the subject parcel; however, there are some identified Riparian areas and there are view protection scores associated with several nearby roadways (see Figure 2 below).

There are a few parcels identified as public lands near the subject parcel (see Figure 3 below). There are a number of parcels identified as Boulder County open space to the southeast, some county-held conservation easements to the northeast, and multiple City of Boulder Open Space and Mountain Park properties to the east of the subject parcel. However, there are no conservation easements on the subject parcel.

As detailed in the criteria review below, staff finds that the existing nonconforming membership club use can meet the Limited Impact Special Review Criteria in Article 4-602.E of the Code, with the recommended conditions of approval. As such, staff recommends approval of the designation of the Boulder Country Club as a Use of Community Significance, subject to the conditions of approval recommended by staff.

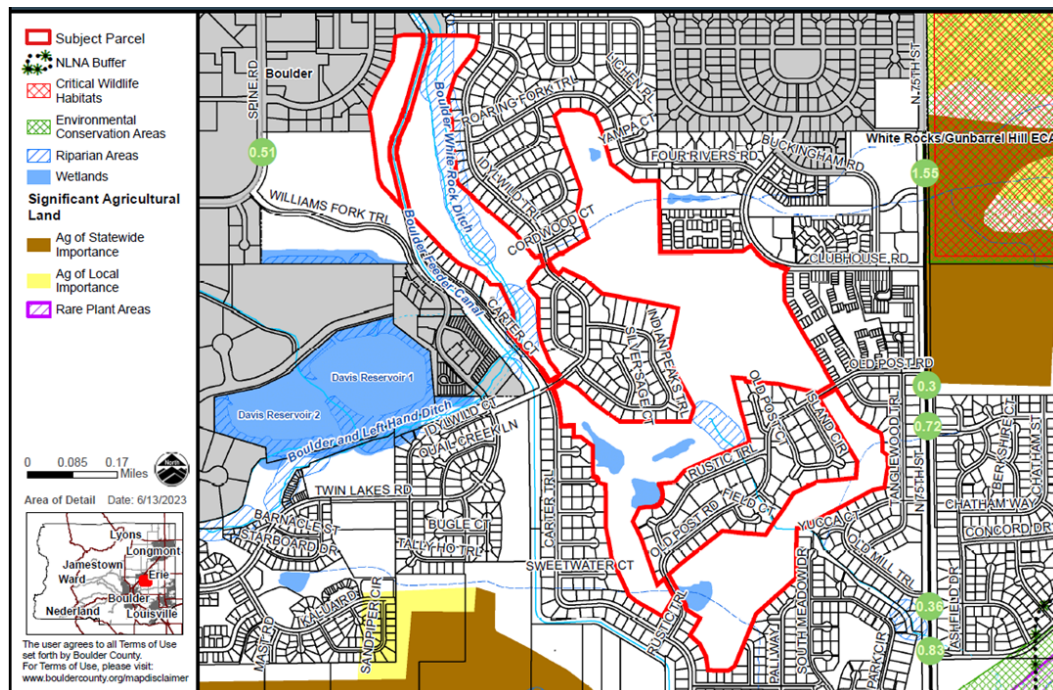


Figure 2: Comprehensive Plan map

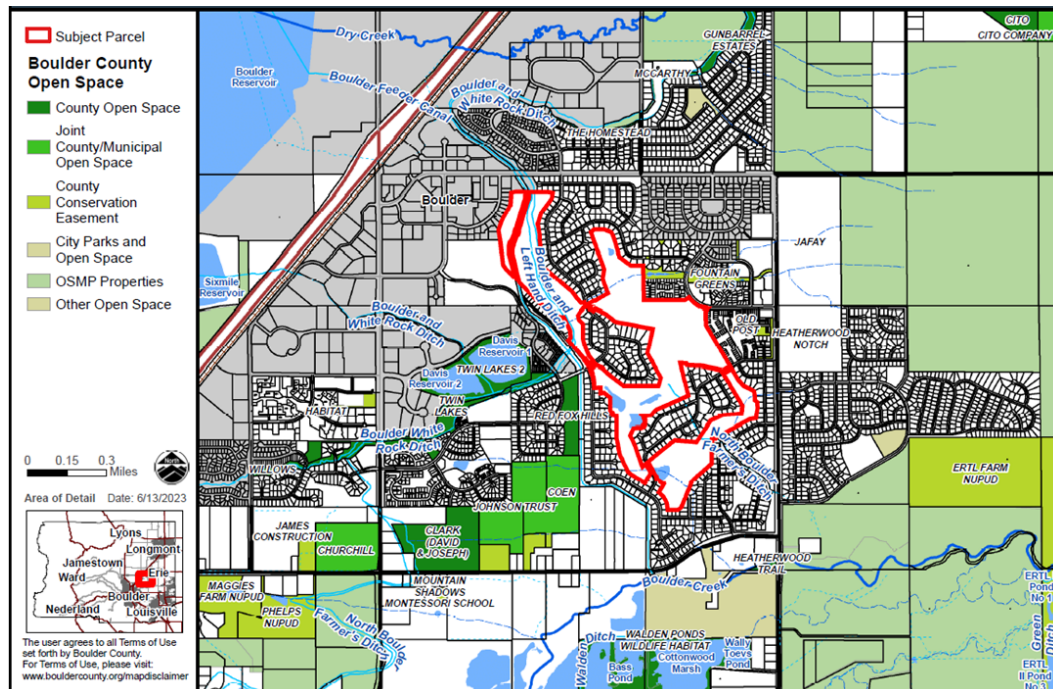


Figure 3: Public Lands map.

REFERRALS

This application was referred to the typical agencies, departments, and adjacent property owners. All responses received are attached and summarized below. Staff notes that a majority of the referral responses and public comments are focused on the seasonal structure that was originally proposed and later withdrawn by the applicants; agencies which submitted referral responses specific to the season structure include the Boulder County Building Safety & Inspection team, the Boulder County Stormwater team, and Boulder Rural Fire.

First Flintlock Homeowners Association: This HOA reviewed the application materials and responded that they opposed both the request for designation as a Use of Community Significance and the proposed seasonal structure. The HOA cited especial concerns related to the visual impacts of the proposed seasonal structure and lack of public engagement by the applicants.

Adjacent Property Owners: Notices were sent to property owners within 1,000 feet of the subject parcel. To date, staff have received 35 comments, mostly in opposition to the originally proposed seasonal structure. Several comments received objected to the applicants' request for the country club to be recognized as a Use of Community Significance, noting the country club does not benefit the county as a whole because it is a private membership club.

Agencies that responded with no conflict: Boulder County Access & Engineering; Boulder County Conservation Easement Team; Boulder County Public Health; City of Boulder Open Space and Mountain Parks; Xcel Energy; and Boulder Fire Rescue.

Agencies that did not respond: Boulder County Long Range Planning; Boulder County Assessor; Boulder County Attorney; Boulder County Sheriff; Boulder County Treasurer; Boulder County Surveyor; Boulder County Parks & Open Space – Natural Resources Planner; Boulder County Historic Preservation Team; Northern Colorado Water Conservancy; Boulder & Left Hand Ditch Company; Northern Boulder Farmer Ditch Company; and City of Louisville.

USE OF COMMUNITY SIGNIFICANCE CRITERIA

The Community Planning & Permitting staff has evaluated the Use of Community Significance standards per Article 4-602.E of the Code and finds the following:

- (1) ***A Use of Community Significance may be approved through Limited Impact Special Review even though it does not meet the bulk or minimum lot size requirements of the zoning district in which it is located.***

The subject parcel is primarily located within a Rural Residential zoning district; however, a small portion of the parcel is in a Multifamily Residential zoning district (see Figure 4 below). At approximately 190 acres, the subject parcel meets the minimum lot size for both of these zoning districts. Additionally, the existing athletic center structure is located 25 feet from the front lot line of the subject parcel; this meets the minimum front setback requirements. As such, staff finds the subject parcel meets both the bulk and minimum lot size requirements.

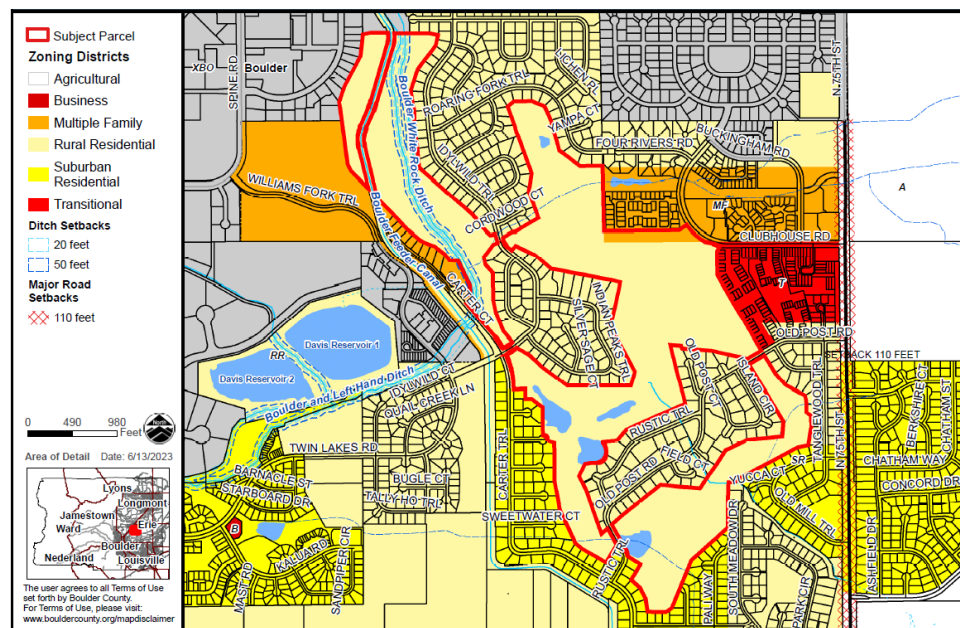


Figure 4: Zoning map, with subject parcel outlined in red. The Rural Residential zoning district is indicated in light yellow; the Multifamily Residential zoning district is indicated in orange.

Therefore, staff finds this criterion is met.

- (2) ***The use must meet the following criteria rather than the standard Review Criteria for Uses Permitted by Special Review and Limited Impact Special Review:***
 - a. ***The use does not impair the Goals and Policies of the Comprehensive Plan, considering the nature and history of the use.***

Staff has not identified any goals or policies of the Comprehensive Plan which would be impaired due to designation of the Boulder Country Club as a Use of Community Significance. The First Flintlock Homeowners Association stated they opposed the designation as a Use of Community Significance, citing concerns about “potential consequences for the community's well-being.” However, the designation as a Use of Community Significance does not exempt the property from any previous conditions of approval or any future review of proposed projects; as such, staff finds that any future development will be reviewed and potential impacts to the Comprehensive Plan will be addressed through any such review process.

Therefore, staff finds this criterion is met.

- b. The use has at least two of the following characteristics: historic, cultural, economic, social, or environmental value to the inhabitants of Boulder County as a whole, or to a recognized community of interest within the County such as through an adopted townsite plan or subarea plan.***

Staff finds the Use of Community Significance has the following characteristics:

Historic: As detailed in materials included in the staff recommendation packet for docket HP-19-0007, the development of the country club in the 1960s had significant ties to the overall development of the Gunbarrel community. Per the Historic Landmark Nomination form for the clubhouse structure, the development of the country club may have influenced other commercial (e.g. – IBM) and residential developers to invest in the develop of Gunbarrel. That same nomination form stated that the country club as a whole possessed enough historic significance for designation as a local landmark.¹ As such, staff finds the country club has historic value to both the county in general and, more specifically, the Gunbarrel community.

Social: The Boulder Country Club has long served as a significant social gathering location in Boulder County. While the country club is a private membership facility and is not open to the general public, it serves as a location for events such as weddings and meetings which do not require membership and therefore serves members of the general public. As such, staff finds the county club can be found to have social value to the county.

Therefore, staff finds this criterion is met.

- c. The use is not detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County considering the historic nature and use of the property including but not limited to traffic hazards, noise, odors, and pollutants.***

Staff have not identified any potential detrimental impacts to the health, safety, or welfare to the inhabitants of Boulder County; additionally, no referral agencies have responded to any such concerns.

Therefore, staff finds this criterion is met.

- d. The applicant has obtained, or commits to obtain as a condition of the Special Review approval, all applicable federal, state, and local licenses or permits, and is in compliance with all applicable federal, state, and local regulations.***

The requested designation as a Use of Community Significance does not remove any building permit or review requirements for any future development projects or modifications to existing facilities. Any proposed increases in floor area would continue to be subject to the requirements and limitations set forth in Article 4-602.C Special Review for Community Uses and Lodging Uses. Under this article, existing Community Uses (which includes both the Country Club's current use as a Membership Club and the proposed Use of Community Significance designation) may be allowed to increase their

¹ NOTE: Docket HP-19-0007 only sought to designate the club house structure as a local landmark; the country club as a whole has not been nominated or designated as a local landmark.

total floor area over that which was existing as of November 4, 2010, provided that additional Transferable Development Credits are obtained and specific mitigation measures are included to address an increases in traffic, water and energy usage, visual impacts, or noise impacts. As such, any future additional floor area proposed for the Boulder Country Club will continue to be subject to the provisions and requirements of Article 4-602.C of the Code, including review and mitigation requirements.

The subject property has gone through several previous reviews, including docket SU-93-0018 (expansions to the golf course, tennis facilities, and accessory structures), docket SU-19-0003 (expansion of the club house structure and modifications to the parking area), and docket LU-23-0008 (earthwork and grading related to stormwater management and reconfiguration of play areas). The request for designation as a Use of Community Significance does not alter or change any of the conditions of approval related to any of these dockets and the corresponding Board of County Commissioner resolutions. To ensure that the previous approvals continue to be in effect, staff recommends as a condition of approval that all the previous conditions of approval continue to apply.

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

- e. If a Use of Community Significance seeks a substantial modification, the standard Review Criteria for Uses Permitted by Special Review and Limited Impact Special Review must be met.*

With the applicants' withdrawal of the seasonal structure over the tennis/pickle-ball courts, this application does not include any modifications. However, any future modifications must be reviewed to determine if they are substantial in nature. Per Article 4-603.B of the Code, determining whether any specific proposal is minor or substantial includes the consideration of previous approvals (including any express conditions, limitations, or agreements) and the nature, character, and extent of the land use impacts of the approved use. The Code includes the following as modifications which are presumed to be substantial in nature: changes in the use approved; structural additions that exceed stated square footage limitations; changes to express conditions or agreements; or any other changes that significantly alter the nature, character, and/or extent of the land use impacts of the development or activity of the approved use.

Therefore, staff finds this criterion is met.

RECOMMENDATION

Staff has determined that the proposal can meet all the applicable criteria of the Boulder County Land Use Code a designation as a Use of Community Significance. Therefore, staff recommends the Board of County Commissioners ***CONDITIONALLY APPROVE docket LU-23-0028: Boulder Country Club Use of Community Significance Designation*** with the following conditions:

1. All conditions of approval for docket LU-23-0008 as set forth in Resolution 2023-058 of the Board of County Commissioners shall continue to apply.
 - a. 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 permitting, plan review, inspection approvals, and observation reports.
 - b. The locations of earthwork and revegetation are approved as proposed in the submitted Grading and Grassing Plan illustrated on Pages 10-13 of the application materials dated March 6, 2023.

- c. At grading permit submittal, the submitted plans must include documentation for sizes and locations of staging and fueling areas, as well as verification of fueling practices and spill containment protocols.
 - d. At grading permit submittal, the Applicant must submit a Traffic Control Plan completed by a Traffic Control Supervisor.
 - e. At grading permit submittal, the Applicant must submit a Transportation Management Plan that details how progress and other information (such as commute interruptions) will be communicated to the public, indicates the anticipated routes for construction vehicles, and includes a parking plan for worker vehicles as appropriate.
 - f. Worker vehicles must be parked in designated approved areas outside of the travel way that do not conflict with project work.
 - g. Construction traffic is limited to the hours between 8:30 AM and 3:30 PM, Monday through Friday.
 - h. On-site work hours are limited to the hours between 8:00 AM and 6:00 PM, Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday.
 - i. At grading permit submittal, the application must include a narrative detailing the actions that will be taken to minimize construction noise for the duration of the project.
 - j. Prior to the issuance of a grading permit, the Applicant must obtain an approved Stormwater Quality Permit.
 - k. At grading permit submittal, the Applicant must submit a final drainage report, for review and approval, that includes design calculations for the forebays shown in the Storm Drainage Plans that comply with Mile High Flood District Standards. The report must comply with the comments contained in the initial Development Review Team - Access & Engineering referral response dated April 18, 2023.
 - l. The Applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket LU-23-0008: Boulder Country Club Course Improvements.
2. All conditions of approval for docket SU-19-0003 as set forth in Resolution 2019-73 of the Board of County Commissioners shall continue to apply.
- a. Building permits are required for the proposed renovation and expansions.
 - b. Prior to issuance of a building permit, the clubhouse structure must be landmarked.
 - c. The proposed food service area remodel requires plan review by Boulder County Public Health prior to permitting.
 - d. The pool area remodel must comply with Colorado Department of Public Health and Environment standards for swimming pools.
 - e. The Club shall be subject to the terms, conditions, and commitments of record and in the file for Docket SU-19-0003: Boulder Country Club.
3. All conditions of approval for docket SU-93-0018 as set forth in Resolution 94-5 and Resolution 94-201 of the Board of County Commissioners shall continue to apply.
- a. The Applicant's withdrawal from the Docket of the requests for lighted tennis courts and the proposed lake on the Second Fairway is accepted.
 - b. The Applicant cannot proceed with construction of the two new clay tennis courts or with any realignment of the current golf cart path in the vicinity of the new courts, until the Board, at a future public hearing, approves appropriate screening and other visual and noise mitigation measures which protect the western views and privacy of the neighbors to the east of the proposed courts, and which reduce the existing noise impacts of the Applicant's tennis facility.
 - c. The use of the outdoor tennis courts shall be limited to the hours between 8:00 a.m. and 9:00 p.m.
 - d. The Applicant shall coordinate with the City of Boulder on the questions raised regarding the acid system and shall resolve the issue with the irrigation lateral.

- e. Sound mitigation will be installed on the existing courts.
 - f. New courts will be depressed two feet into the ground, and have a maximum fence elevation of 107 feet. Such fences are to be removed seasonally.
 - g. The new courts are to be built as far north as possible.
 - h. Once details of these conditions are finalized, this plan will be brought back for approval at a business meeting.
4. The applicants are subject to the terms, conditions, and commitments of record and in the file for docket ***LU-23-0028: Boulder Country Club Use of Community Significance Designation.***



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930
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Web: www.bouldercounty.org/lu
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

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) 7350 CLUBHOUSE RD BOULDER CO 80301			
Subdivision Name			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres	Existing Zoning	Existing Use of Property	Number of Proposed Lots
Proposed Water Supply		Proposed Sewage Disposal Method	

Applicants:

Applicant/Property Owner BOULDER CC (MICHAEL CALSON)		Email MICALSON@BOULDERCC.ORG	
Mailing Address 7350 CLUBHOUSE RD.			
City BOULDER	State CO	Zip Code 80301	Phone 303-530 4600
Applicant/Property Owner/Agent/Consultant			Email
Mailing Address			
City	State	Zip Code	Phone
Agent/Consultant			Email
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner	Printed Name MICHAEL CALSON	Date 9/10/23
Signature of Property Owner	Printed Name	Date

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



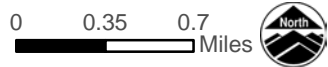
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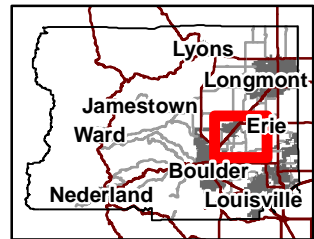
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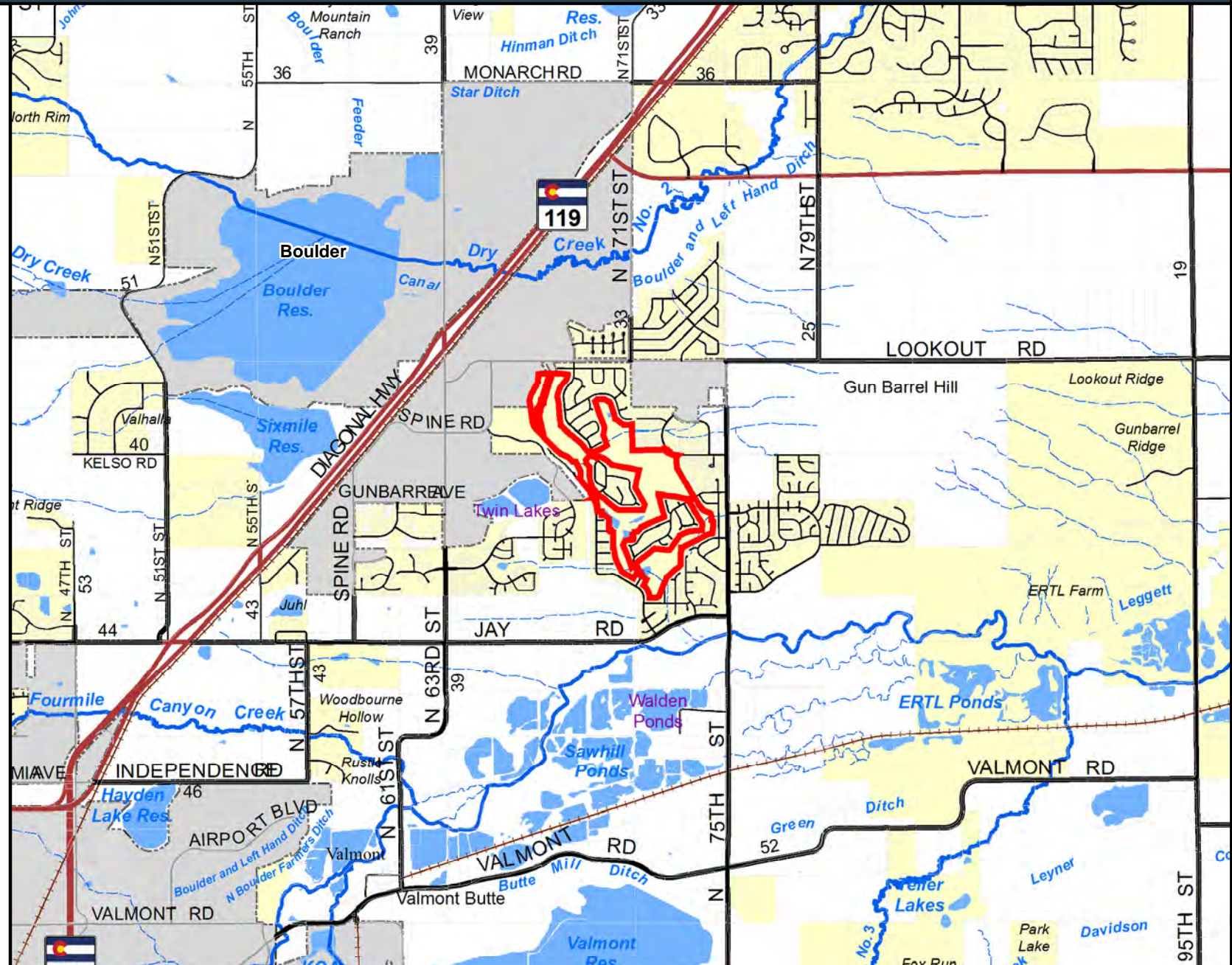
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- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 6/13/2023



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Aerial

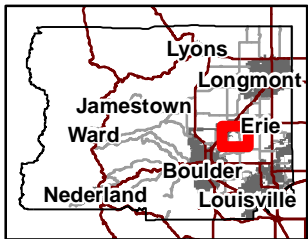
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 Subject Parcel

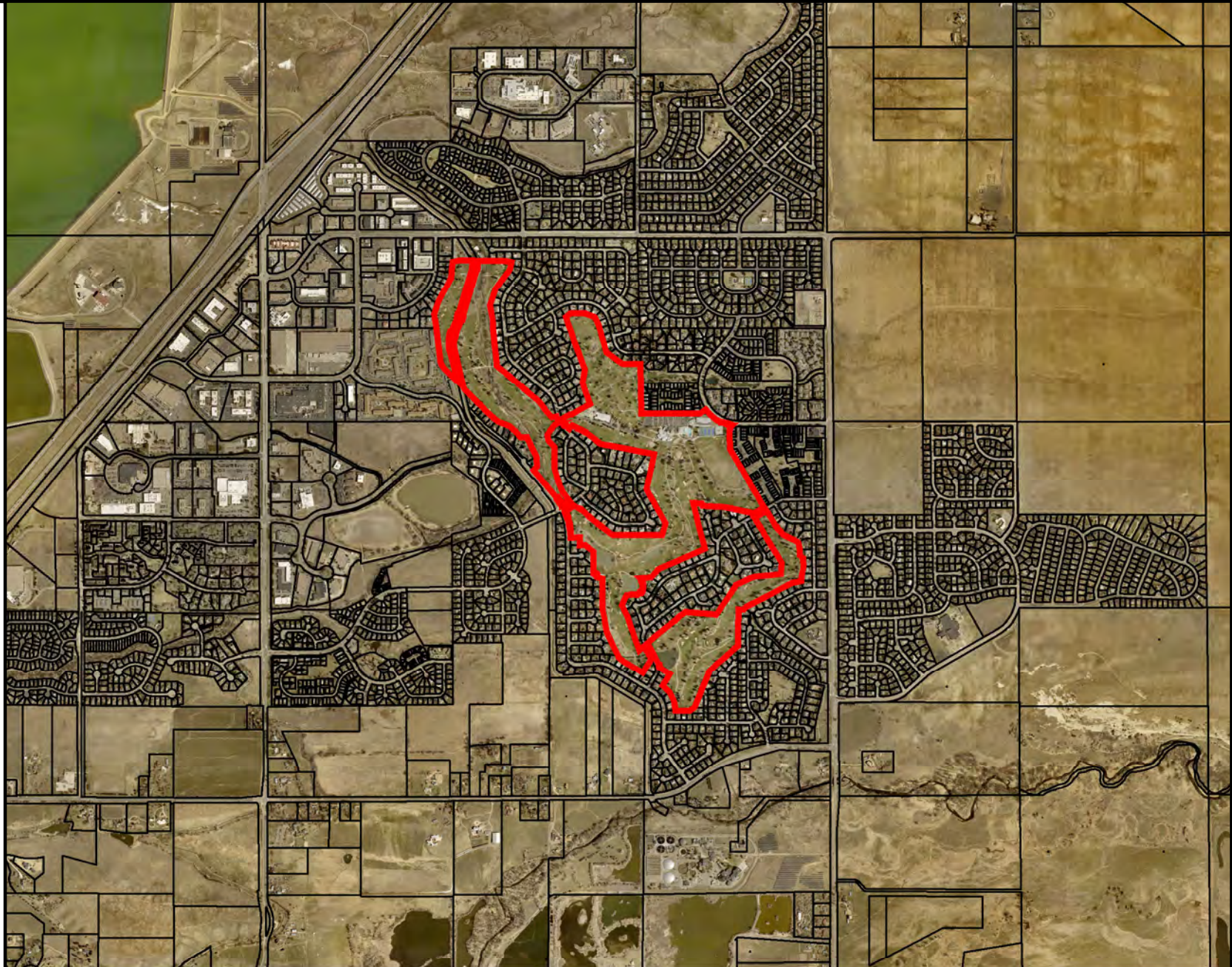
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Aerial

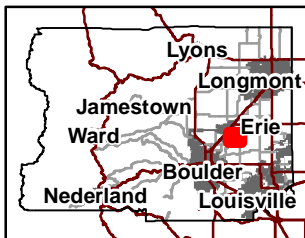
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 Subject Parcel

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Location

7350 CLUBHOUSE RD

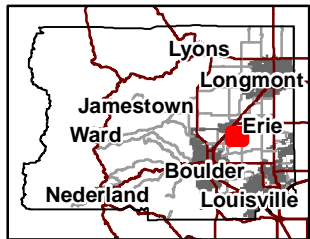
Subject Parcel

Subdivisions

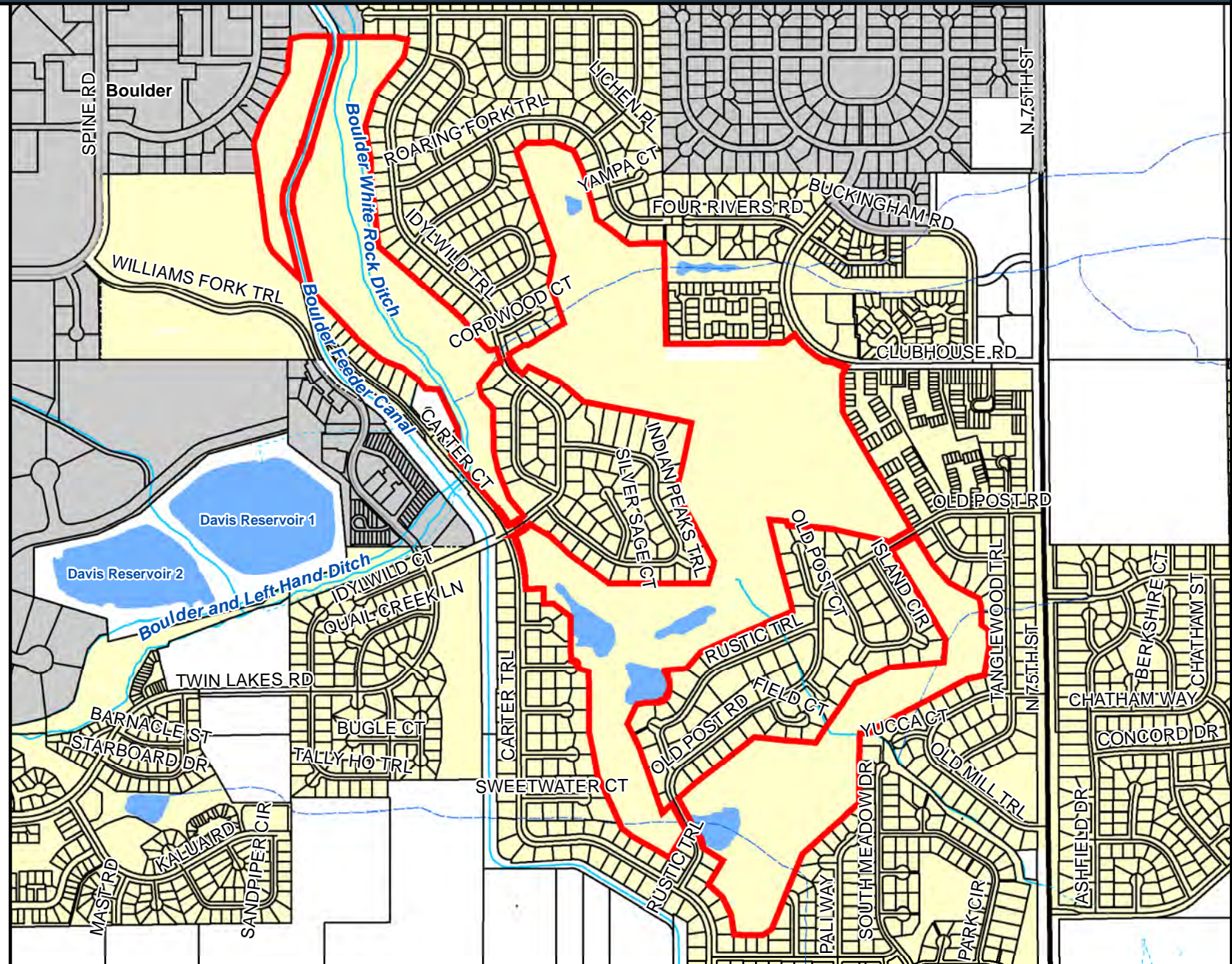
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Area of Detail Date: 6/13/2023

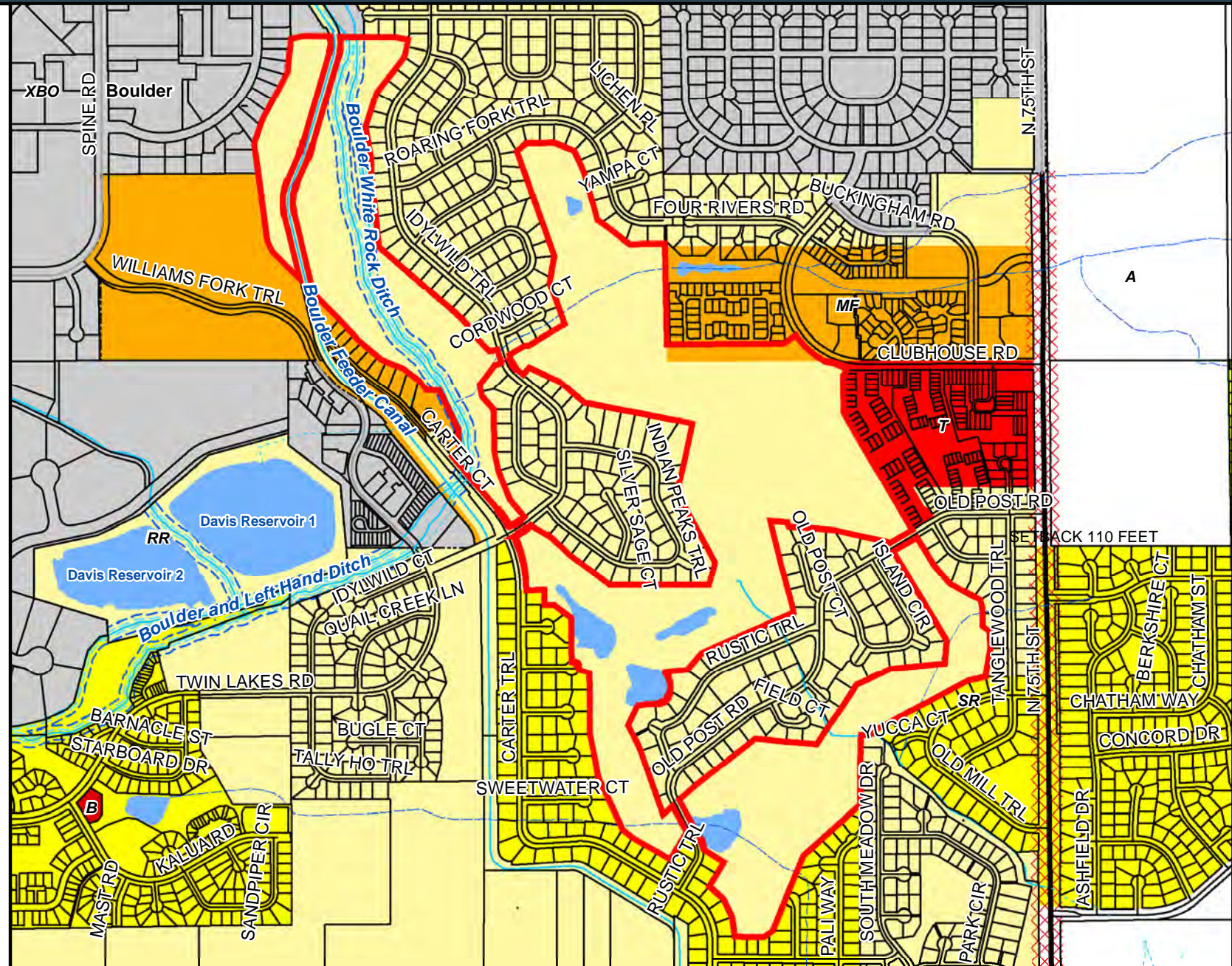


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7350 CLUBHOUSE RD





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Comprehensive Plan

7350 CLUBHOUSE RD

Subject Parcel

NLNA Buffer

Critical Wildlife Habitats

Environmental Conservation Areas

Riparian Areas

Wetlands

Significant Agricultural Land

Ag of Statewide Importance

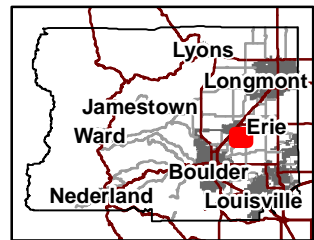
Ag of Local Importance

Rare Plant Areas

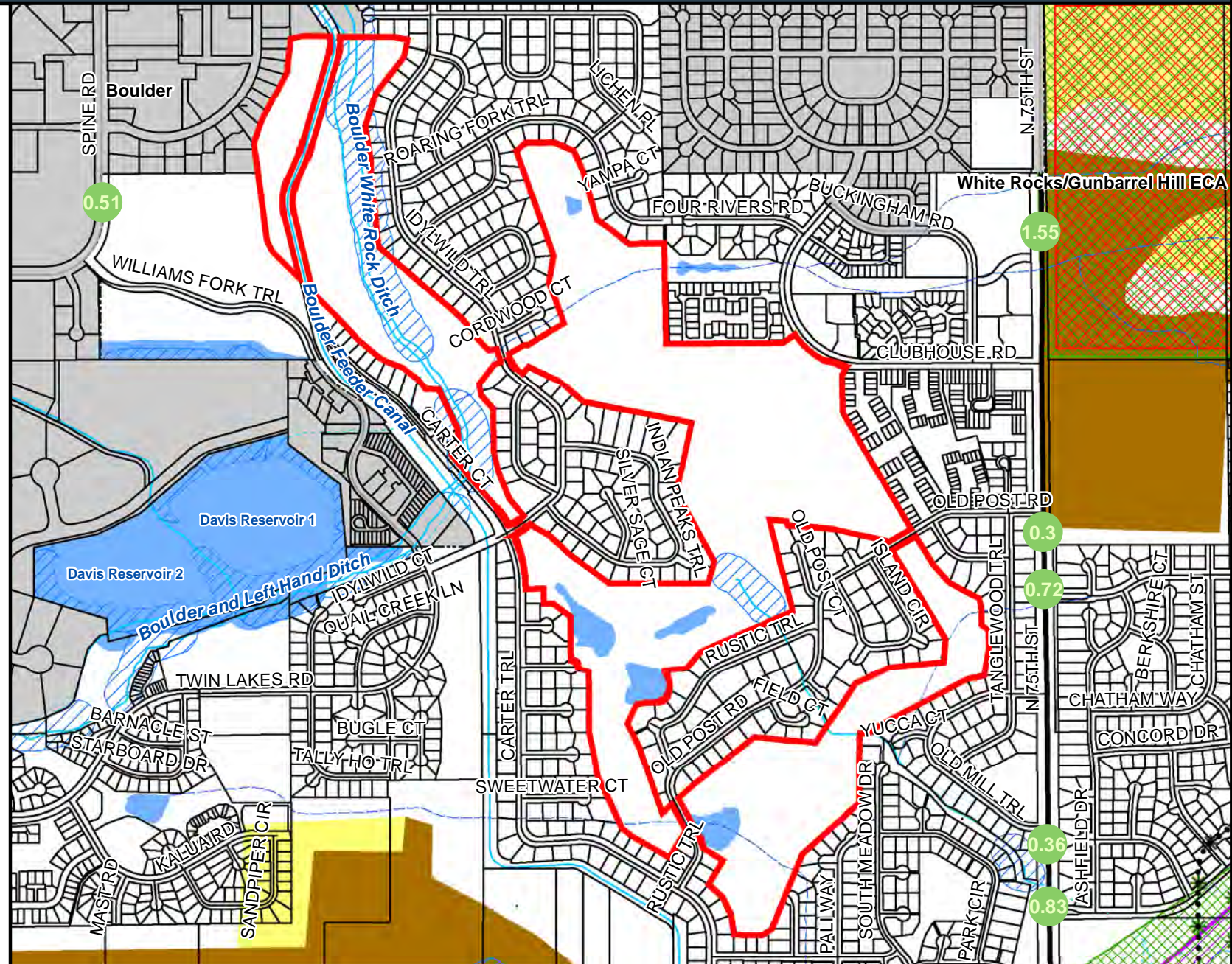
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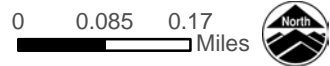
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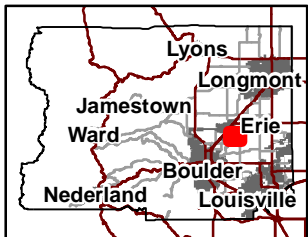
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7350 CLUBHOUSE RD

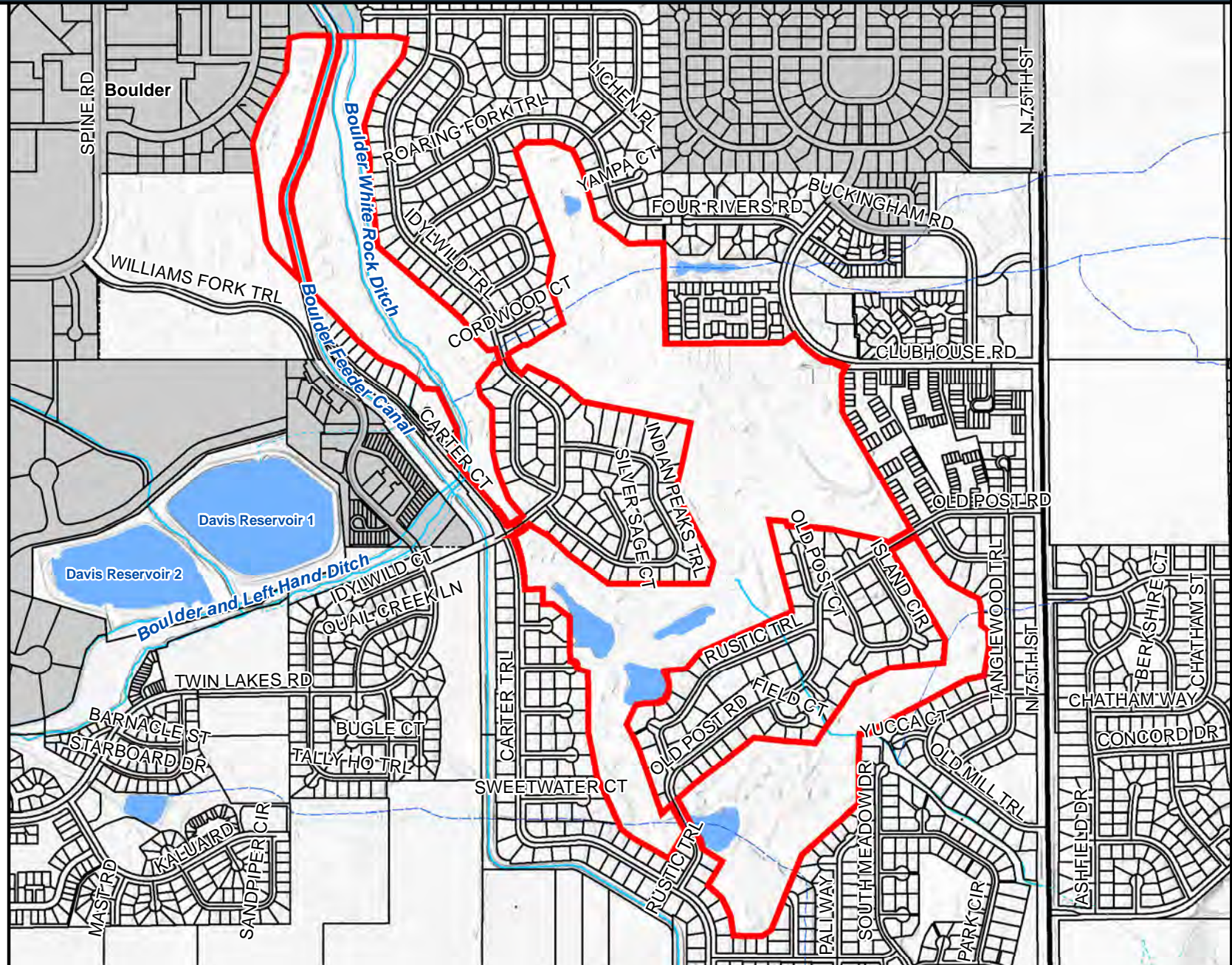
 Subject Parcel



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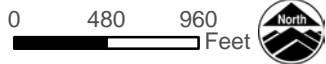
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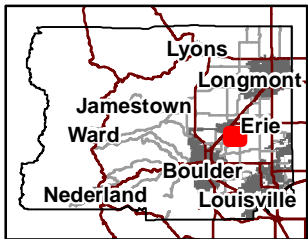
Geologic Hazards

7350 CLUBHOUSE RD

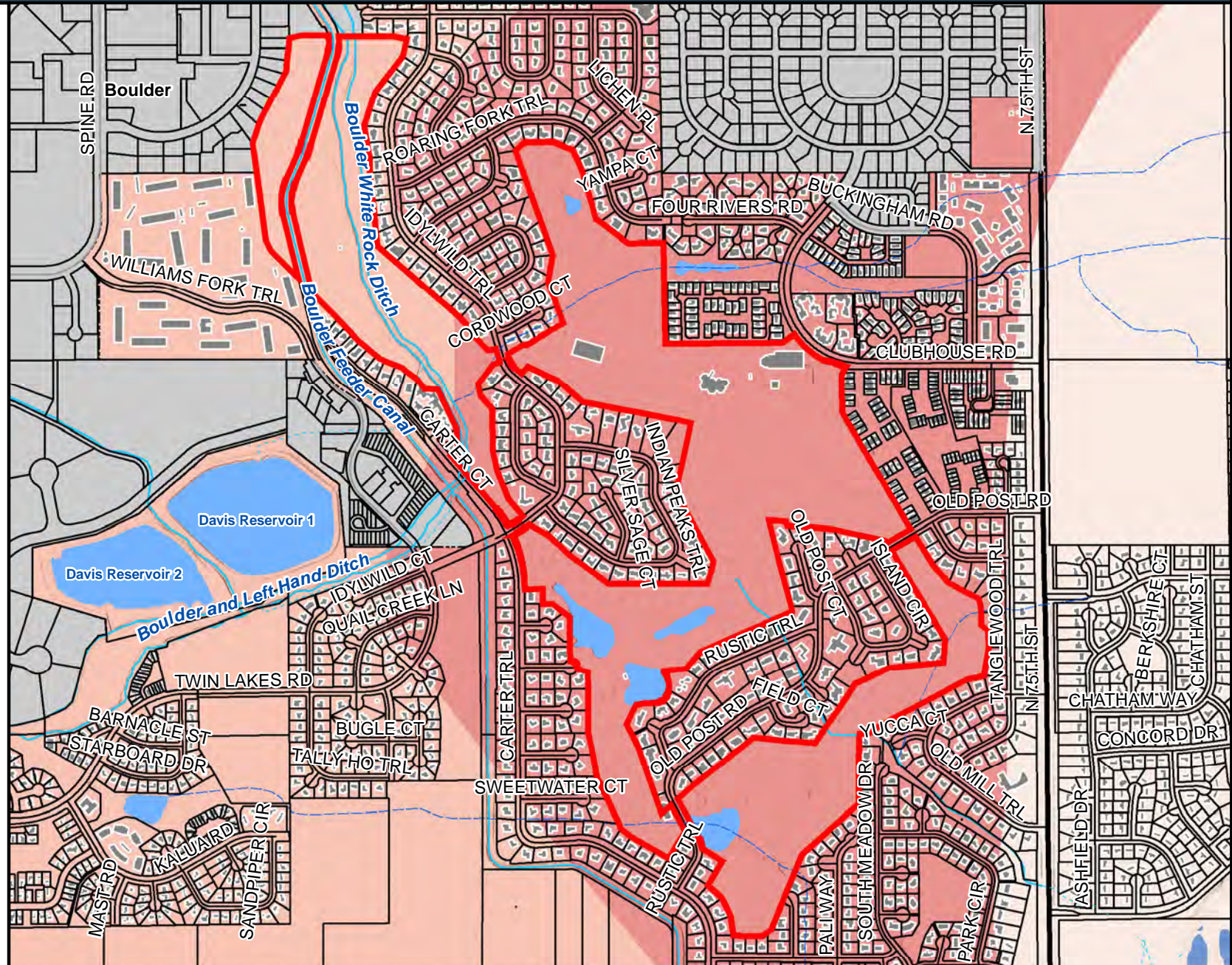
- Subject Parcel
- Very High Swelling Soil Potential
- High Swelling Soil Potential
- Moderate Swelling Soil Potential



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Planning Areas

7350 CLUBHOUSE RD

Subject Parcel

Airport Influence

Airport Influence

Active IGA
Boundary

Active IGA Designation

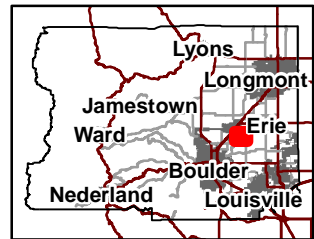
BVCP

PLAN AREA

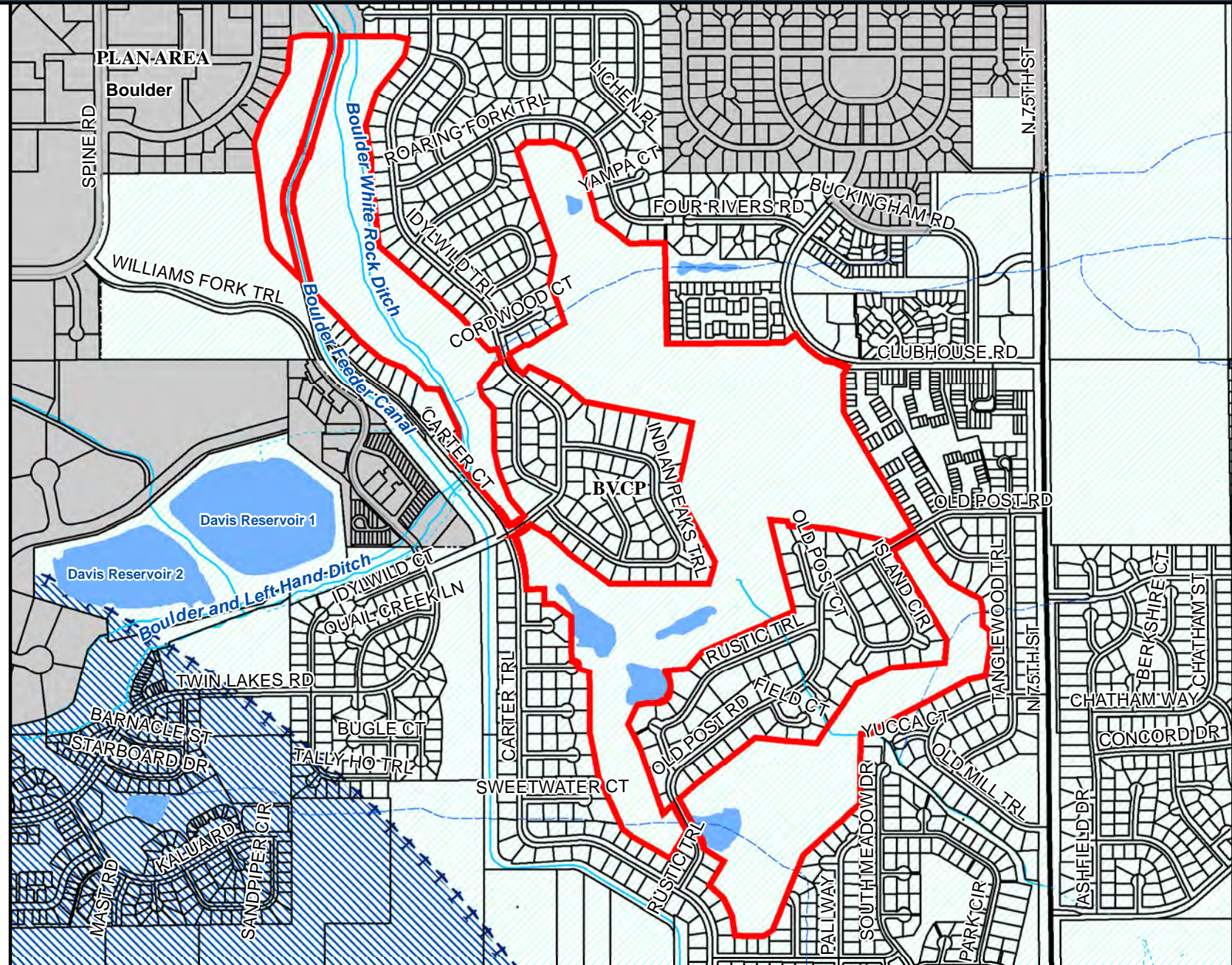
0 0.085 0.17
Miles



Area of Detail Date: 6/13/2023



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Community Planning & Permitting

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

Public Lands & CEs

7350 CLUBHOUSE RD

Subject Parcel

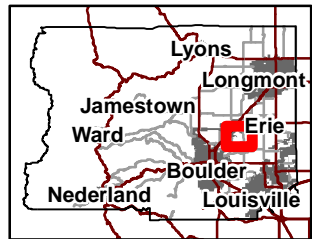
Boulder County Open Space

- County Open Space
- Joint
- County/Municipal Open Space
- County Conservation Easement
- City Parks and Open Space
- OSMP Properties
- Other Open Space

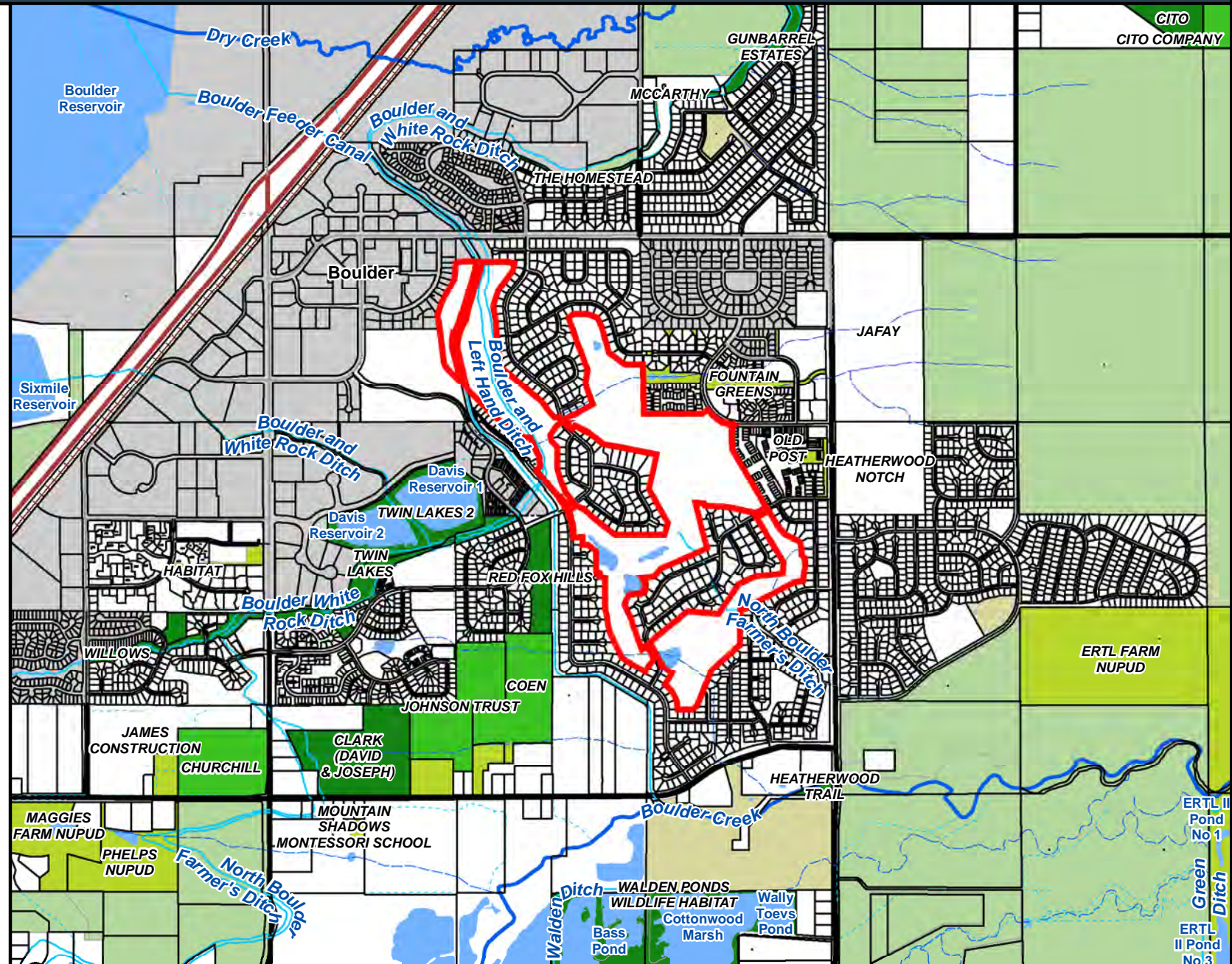
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Area of Detail Date: 6/13/2023



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To: Boulder County Board of County Commissioners

From: Michael Larson, General Manager Boulder Country Club

Re: Limited Impact Special Review Boulder Country Club

Four primary elements are included in this application for Limited Impact Special Review:

1. Classification of the Boulder Country Club (BCC) as a Use of Community Significance
2. Approval of the BCC as a Conforming Use
3. Approval of the tennis bubble (two tennis and six pickleball courts) as a seasonal structure covering existing identical uses during the winter season
4. Approval of a “long term” conceptual Master Plan for the BCC

As an integral part of the Limited Impact Special Review, please consider classification of the Boulder Country Club as Use of Community Significance. Several bases exist to support that designation.

1. Formation of the Gunbarrel Sub Community

The Gunbarrel Sub Community was authorized and formally initiated by joint action of Boulder County and the City of Boulder during the early 1960's as part of the "Spokes of the Wheel" long range Comprehensive Plan. At that time, the entire sub community was characterized by rural uses, primarily agricultural and minimal urban development.

By agreement, the area was to be developed over time, in phases, based upon the City of Boulder standards of development and densities, located within the unincorporated area of Boulder County. Special districts were designed to provide central water and sewer services, with major utility lines extended to the area by the City of Boulder. The sub community was created with the agreement that the entire area would be annexed to the City of Boulder when and as requested. All development was serviced by "revocable permits" which could be discontinued if the area refused annex when eligible and formally requested.

The primary catalyst for the formation of the Gunbarrel community, which created the historic, economic, social, and cultural basis for the entire sub community was the Boulder Country Club. The BCC established in 1964, provided essential recreational, social, cultural, etc., services to the future residents of the area, which otherwise were nonexistent. Additionally, at approximately the same time, IBM committed to construct a major facility within Gunbarrel to become a further economic catalyst to support the creation of the sub community.

Gunbarrel would not have been successfully undertaken without the establishment of the Country Club and of IBM. Clearly, as such, the Country Club justifies designation as a Use of Community Significance.

2. Services Provided

The Country Club (BCC) provides a comprehensive range of services and facilities to both residents of the Gunbarrel Community and to Boulder County residents at large.

Currently the BCC consists of 885 memberships. Of this amount, 392 members are current residents of the Gunbarrel community.

Services include a full range of year-round recreational and leisure services including golf, indoor and outdoor tennis, swimming, indoor gymnasium, and exercise equipment. Special programs and instruction are provided to kids, teens, and adults.

The clubhouse provides a comprehensive range of dining and entertainment services of all types, as well as multiple programs and activities for participants. The BCC also hosts special events and activities such as banquets, weddings, conferences, meetings, charity events, etc., for its members, guests, and organizations within Boulder County.

3. Future Expansion

The BCC has a full capacity of members. No future expansion is contemplated to increase the size of its membership or need for additional parking facilities, utilities, etc. Similarly, no change in the hours of operation to the club is proposed. Many of the members reside near the BCC, so they currently access the club by bicycle, golf cart, or by walking; therefore, vehicular impact on the residential community is limited and is not anticipated to increase to any significant extent.

During the winter months of November to April, overall average daily usage of the Club is significantly below that experienced during the peak summer season of May through October. This pattern is due to a number of factors.

By far the major drivers of member usage of the Club are the two golf courses and related facilities such as the practice greens, driving range, etc. These courses are infrequently used during much of the Winter period. Second, a relatively high percentage of members, estimated as much as 25%, own second homes and function as “snowbirds”, whereby during the winter months they reside in a variety of locations characterized by more favorable weather conditions and “winter” resort locations. Third, during the peak summer season, usage of the club house, including food and

beverage, meetings and conferences, clubs and activities, etc. are substantially more active than during the winter months. Fourth, the outdoor pool and snack bar, very popular for members and families, are closed for the season.

The proposed tennis bubble will only operate during the Winter months. It will be removed during the summer season. The addition of the bubble will convert to year-round of use for the six pickleball and two regular tennis courts, which currently operate only during the summer season. The availability of year-round use of the facilities will be of real value to those members who participate in tennis and pickleball and therefore are an important asset to the club. However, their conversion to year-round usage will only replace a small proportion of the decrease in average daily usage that occurs during the winter season to the rest of the club.

The same ratio would apply to the other club facilities. Parking capacity is significantly under utilized during the winter season as are other clubhouse facilities such as food and beverage, etc.

Thus, even with the installation of the proposed tennis bubble, net average daily usage of the BCC and corresponding off-site impacts on the larger neighborhood and infrastructure will be less during the winter months than the summer.

4. Designation of the BCC clubhouse as Historic Landmark by Boulder County Board of Commissioners

A fourth basis supporting the classification of the BCC as a Use of Community Significance is the following: In October of 2019, Boulder County, based upon recommendation of the Historic Preservation Advisory Board (HPAB) formally designated the BCC Clubhouse as a Historic Landmark. This action documents the importance of the Club to the community and to the architecture history of Boulder County. It also clearly supports the classification of the Boulder Country Club as a Use of Community Significance.

Change in status of the BCC from a legal non-conforming use operating under a classification as a Special Use to a “Conforming Use”

The BCC successfully operated from its inception in 1964 until 1991 as a permitted use within the Rural Residential Zoning District. In 1991, the County revised its zoning ordinance to remove “Membership Club” as an allowable use within the RR Zone. This effectively changed the status of the BCC to a pre-existing legal non-conforming use. In 1993, based upon an application to the Board of County Commissioners, the BCC was approved as a Special Use and was allowed to operate on that basis, consistent with an approved Master Plan for the property. This Master Plan has been periodically updated and amended, based upon formal actions by the County Commissioners.

The review process involved and required as part of the continued updating and periodic amendments to the Special Use is complex and cumbersome to effectively administer. Furthermore, based upon Section 4-1000 of the Land Use code, entitled Non-Conforming Structures and Uses, county policy states that “non-conforming uses and structures should be brought to conforming status as speedily as justice will permit...”

In so far as the BCC has been classified as a legal, non-conforming use since 1991 and as a Special Use for thirty years, it has been recommended by staff to change its status to become a Conforming Use. Approval of the BCC as a “Use of Community Significance” is an essential first step in that process.

The second step is to classify the BCC as a Conforming Use. As noted previously, the BCC was an allowed and a Conforming Use for almost thirty years at its current location and use. Through no action or application of its own and no change in use or intensity, it became a non-conforming use. This change then precipitated the application to the county to become a Special Use. The conversion of the BCC to a Conforming Use would be consistent with County Policy, and we believe, preferable to continued existence as a non-conforming or as a Special Use.

Dome Project Narrative

The BCC Tennis and Pickleball Dome will be a seasonal structure covering an existing hard-court surface that includes 6 outdoor pickleball courts and two outdoor tennis courts during the winter season, maximum of 180 days. The footprint of the dome to cover the courts would be 207' in length, 120' in width, maximum of 35' in height, covering a total 24,840 sq feet of court surface. Separate electrical and natural gas connections will provide for heat and inflation of the dome with the utilities located on a separate concrete pad, currently existing, to the west of the dome. The indoor dome lighting of the dome will be 40 480-watt LED fixtures. The dome will be opaque in color with very little light emission.

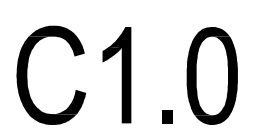
The addition of the dome structure does not increase club membership numbers. The seasonal dome provides the opportunity for Boulder Country Club to have a year-round tennis and pickleball program for its membership. The current year-round tennis facility is limited to three indoor tennis courts, which presents a challenge in providing indoor tennis playing options for our members during the winter months. The addition of pickleball to club programming has placed an increasing strain on the current indoor facility in providing both tennis and pickleball programming for the members during the indoor season. The availability of indoor and outdoor tennis courts in Boulder has become increasingly worrisome to the Boulder tennis community between the potential loss of the Rocky Mountain Tennis Facility along with the increase in popularity of pickleball causing several tennis facilities to combine their tennis courts with lines for pickleball competition. These challenges to the Boulder Tennis Community have been documented in a recent article in the Daily Camera on May 5th and an email sent to Boulder tennis clubs and facilities by Boulder Tennis Association League Coordinator, Jody Reenan, where she states, "As you probably know, the court availability situation in Boulder is dire. There are very few public court facilities with both enough courts and in acceptable enough condition for league play, and both RMTC and CU South may not be available after next year."

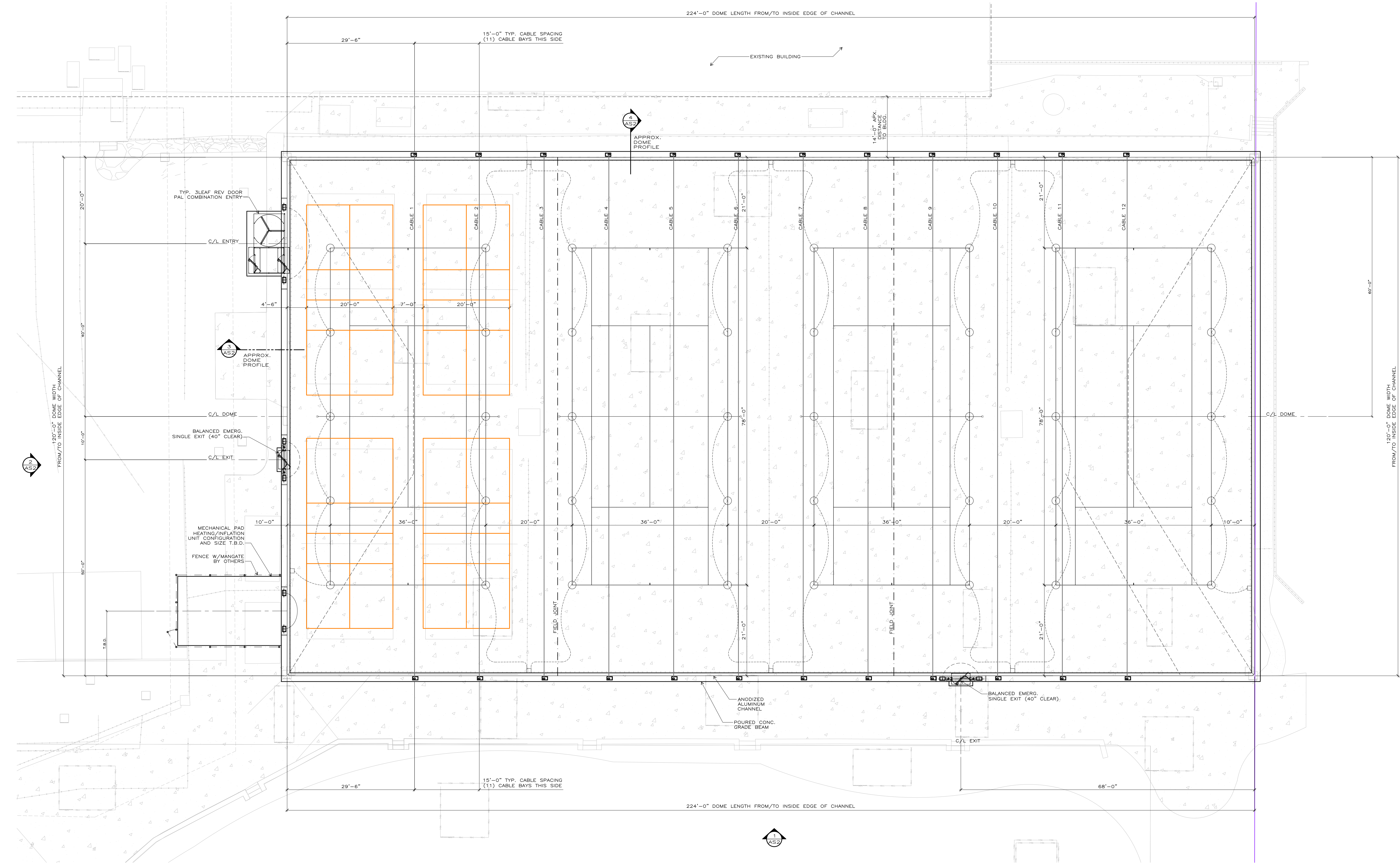
In an effort to minimize the impact on the surrounding areas, BCC has considered the following:

- a. Limiting light and sound emission while operating the dome. The dome is opaque with very little, if any, light emitting from the dome. There is a light indicating an emergency exit, as required, but that will be south facing towards the golf course. There is some sound emission expected with operating the inflation system. However, the maintenance pad for electrical and natural gas will be west of the dome next to our outdoor pool area. It has no impact on any surrounding residences or member use of the club facilities.
- b. The hours of operation will be the same as the BCC Athletic Center and Indoor Tennis Facility; 5:00am-9:00pm weekdays and 7:00am-9:00pm on weekends.
- c. There are no plans to increase membership capacities.
- d. Sight line will minimally affect two to three residences located to the East of the dome during the winter season while the dome is operating, 180 days or less, with the dome removed from the site during the outdoor season, May through October. Additionally, the townhomes to the East are situated approximately 175ft from the proposed dome, which further moderates any impacts. Residences to the North are effectively separated and screened from the dome by the existing permanent indoor tennis structure. The club driving range/golf course is to the South of the dome and the outdoor pool area and clubhouse located to the West, with no impact on surrounding residences in either direction.
- e. In the wintertime period, we have about 15% of our membership considered snowbirds. Essentially, they leave the Boulder area around the month of October, and most do not return until the month of May.

- f. Approximately an additional 10% of the membership owns a property up in the mountains which we believe they used for winter recreation. These members usually leave for the mountains.
- g. Based on our revenue data, we do approximately 67% of our revenues (taking dues out of the equation) in the months of April through September. This means that for the months of November through March we make 33% of our revenues (less dues revenue).
- h. Golf rounds see a huge reduction due to seasonality with 80% (these computes to about 19,200 rounds out of approximately 24,000 rounds a year) is done between April and September. October – March is 20%.
- i. We average total tennis visits at about 27,000 per total calendar year. This equals about 74 tennis visits a day. April through September our average tennis visits is 92 a day. Please note that in the summertime period we have the use of the 3 true-hard tennis courts outside along with the 4 pickleball courts. Total summer visits are about 16,000. October through March we average 60 visits per day resulting in wintertime totals visits to be about 11,000. We estimate with the use of the seasonal Tennis Bubble we move up to an average of 74 visits per day resulting in about a 23% increase in visits totaling 13,530 in the wintertime with the addition of the Tennis Bubble. In other words, because we are a seasonal club by nature, the Tennis Bubble would increase Tennis visits, but overall, the decrease in average daily visits to the club do to reduction in golf, food and beverage, meeting and activities more than compensate for the incremental trips generate by the seasonal Tennis Bubble.
- j. Total Tennis department revenues are approximately 10% of our total revenues excluding dues revenue.

It is our hope that we can provide the opportunity for our BCC Membership to enjoy participating in both tennis and pickleball program year-round without the challenge of limited court space. Additionally, it is our intention to assist Boulder Tennis Community with opportunities for tennis and pickleball competitions throughout the winter months by hosting local tournaments and events held in the BCC Tennis and Pickleball Dome.

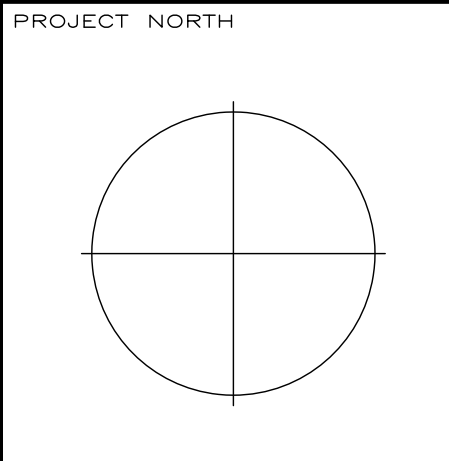




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DRAWINGS SHALL NOT BE SCALED

NO.	DESCRIPTION	DATE

REVISIONS:



SEAL:

PROJECT:
**BOULDER
COUNTRY CLUB
MULTI-SPORT DOME**

PROJECT LOCATION:
BOULDER, CO

DRAWING:
PLAN VIEW

SCALE:
3/32"=1'-0"

DATE:
24/AUG/23

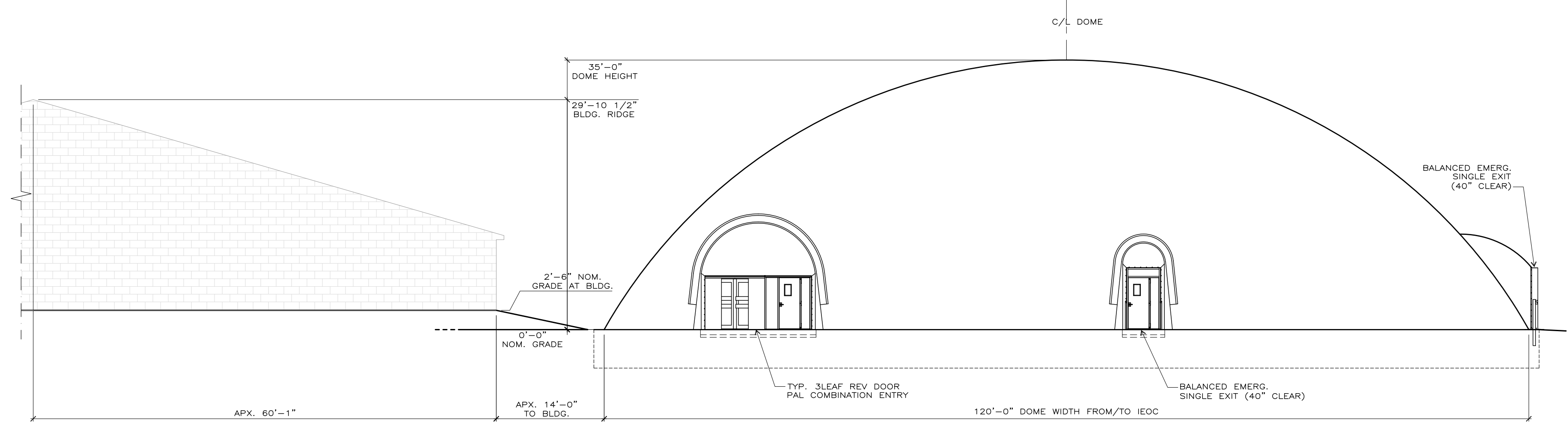
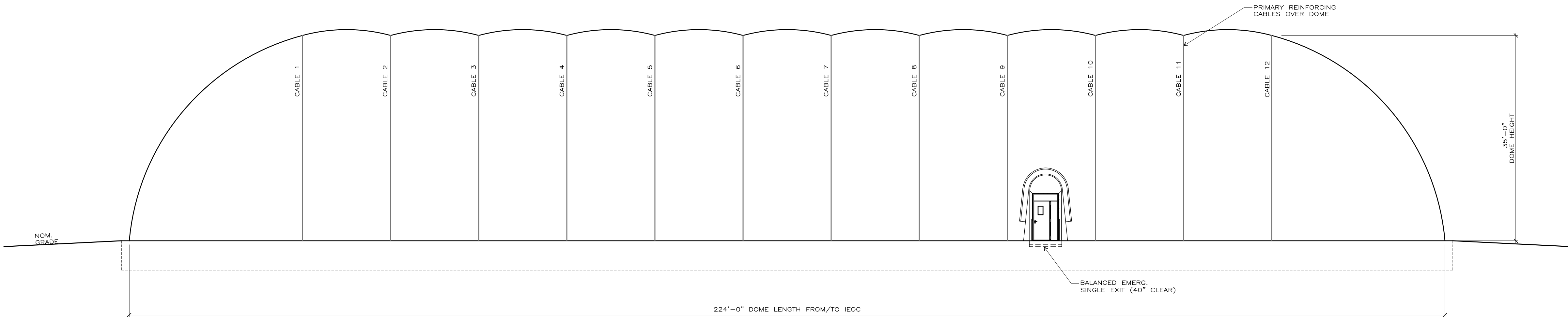
DRAWN BY:
K.K.

APPROVED BY:

PROJECT NO.:
AS-1

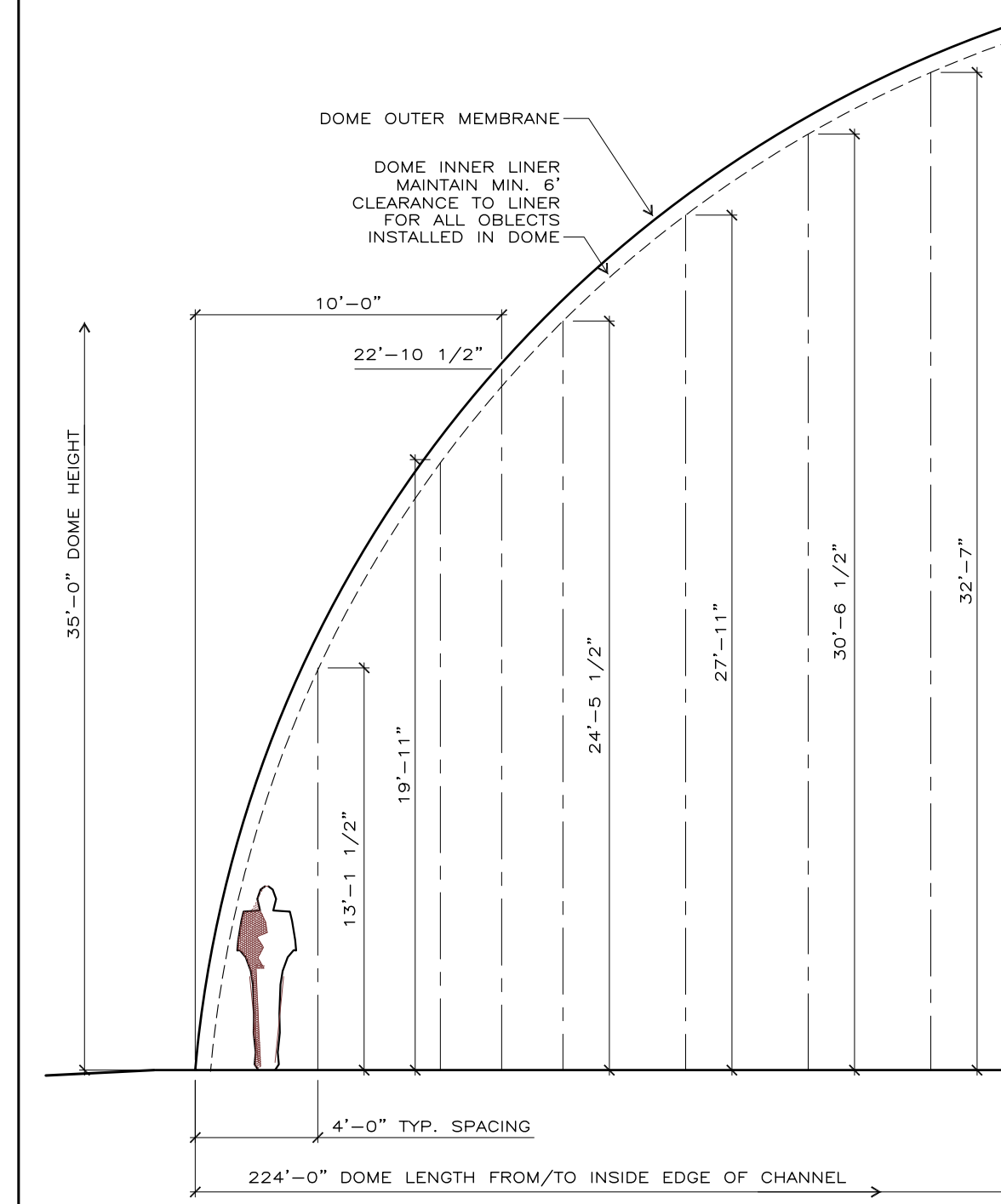
DWG. NO:

1 SIDE ELEVATION
AS2 SCALE : 3/32"=1'-0"

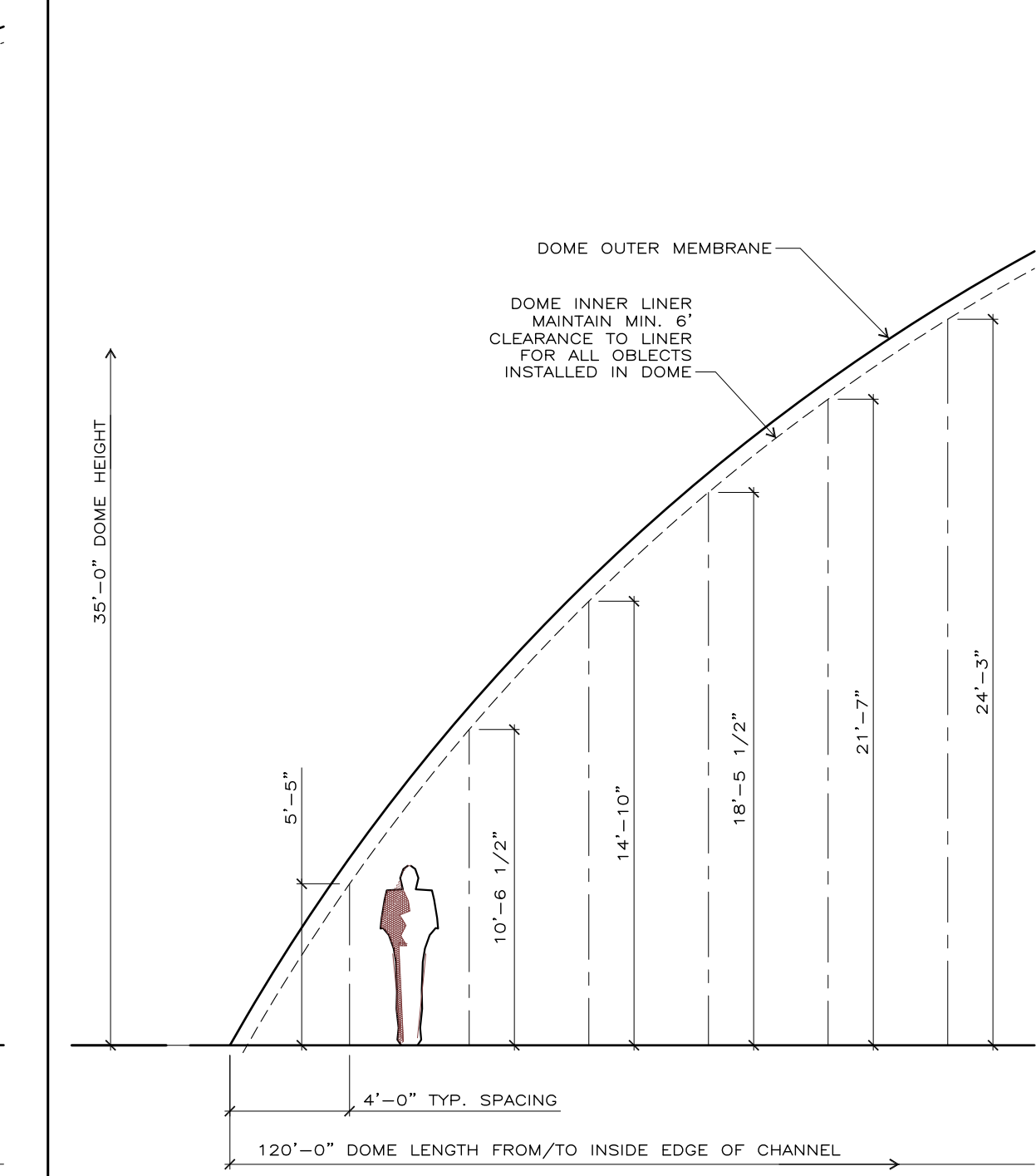


2 END ELEVATION
AS2 SCALE : 3/32"=1'-0"

NOTE:
GRID HEIGHTS SHOWN
ARE APPROXIMATE



3 APPROX. DOME PROFILE AT END
AS2 SCALE : 3/16"=1'-0"



4 APPROX. DOME PROFILE AT SIDE
AS2 SCALE : 3/16"=1'-0"

GENERAL NOTES:

1. DESIGN LOADS:

- i) THIS STRUCTURE IS AN AIR SUPPORTED STRUCTURE IN WHICH THE FABRIC IS SUPPORTED BY INTERNAL PRESSURE. THE INTERNAL PRESSURE IS MONITORED DAILY BY THE OWNER AND IS INCREASED PRIOR TO HIGHER WINDS OR TO SNOWFALLS, AS DIRECTED IN THE OWNER'S MANUAL, IN ORDER TO PROVIDE REQUIRED RESISTANCE TO THE WEATHER LOADS.
- ii) WIND : IN ACCORDANCE WITH 2015 IBC AND 2016 ASCE-7, 155 MPH (ULT). EXPOSURE C. PRESSURE DISTRIBUTION TO 2016 ASCE 7. - RISK CATEGORY II, MAXIMUM OCCUPANCY IN DOME < 300
- iii) INTERNAL DESIGN PRESSURE : - INTERNAL DESIGN PRESSURE IS : 13.46 PSF (2.59" W.C.) THIS IS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY DURING WEATHER EVENTS. - DURING NON-WEATHER EVENTS, THE OWNER MAY REDUCE THE INTERNAL PRESSURE, AT THEIR OWN DISCRETION. MINIMUM INTERNAL PRESSURE IS : 3.9 PSF (0.75" W.C.). - STANDBY SET FOR 0.12 kPa (2.6 PSF, 0.5"W.C.) FOR THE "ON" VALUE.
- iv) SNOW : - GROUND SNOW 40PSF - SNOW IMPORTANCE FACTOR Is=1, SNOW EXPOSURE FACTOR Ce=0.9, THERMAL FACTOR Ct=0.85 - DOME WILL SHED SNOW DUE TO CURVATURE OF MEMBRANE, INTERNAL PRESSURE AND HEAT. SNOW STARTS TO MELT ON CONTACT, THEN AS IT ACCUMULATES, A LAYER OF MELTWATER FORMS BETWEEN THE SNOW AND THE MEMBRANE SURFACE ALLOWING THE ACCUMULATED SNOW TO SLIDE OFF. - SNOW TO BE MANUALLY REMOVED BY OWNER IF EXTREME CONDITIONS EXIST (ASCE 55-16 6.1.1) - SNOW TO BE REMOVED FROM ALL SIDES OF DOME BY OWNER AFTER EVERY SNOWFALL - IF SNOW IS FORECAST, THE OWNER MUST HAVE PERSONNEL AVAILABLE TO MONITOR DOME OPERATION DURING THE SNOW EVENT.
- v) DEAD LOAD : SELF WEIGHT OF DOME, INSULATION AND CABLES

2. STRUCTURAL:

ALL WORK SHALL CONFORM TO THE APPLICABLE CODES, LOCAL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.

THE ENGINEER SHALL BE GIVEN 48 HOURS MINIMUM NOTICE BY THE CONTRACTOR FOR ALL REQUIRED INSPECTIONS OF FOUNDATION, REINFORCING STEEL, STRUCTURAL STEEL AND FRAMING. THIS SET OF DRAWINGS REPLACES ALL PREVIOUS DRAWINGS.

ALL SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. NO CHANGES SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE ENGINEER.

ALL SURFACES OF STRUCTURES DIRECTLY EXPOSED TO THE INTERIOR OF THE AIR STRUCTURE SHALL BE DESIGNED TO WITHSTAND A MINIMUM OF 30 PSF OF AIR PRESSURE.

FABRIC STRESS RELIEF CABLES ABOVE OPENINGS IN THE PRIMARY MEMBRANE SHALL BE DESIGNED AS CATENARY SPANS OF STEEL CABLE, SELECTED AND SUPPLIED BY YEADON FABRIC STRUCTURES IN ACCORDANCE WITH THE FABRIC STRESS CALCULATIONS PROVIDED BY THE ENGINEER FOR THIS PROJECT.

THIS AIR STRUCTURE HAS BEEN DESIGNED USING CSA DOCUMENT CSA S367-12 AND ASCE 55-16 AS GUIDES.

3. EXCAVATION AND BACKFILL:

SOIL CONDITIONS SHALL BE REPORTED TO THE ENGINEER AT THE TIME OF EXCAVATION AND AT HIS DISCRETION THE ENGINEER MAY REQUIRE FURTHER SOILS INVESTIGATION, OR MODIFICATIONS TO THE GRADE BEAM DESIGN.

REMOVE ALL TOP SOIL AND DELETERIOUS MATERIAL FROM BENEATH ALL STRUCTURE COMPONENTS.

USE ONLY ENGINEER APPROVED COMPACTED FILL TO RAISE GRADES WHERE REQUIRED BENEATH STRUCTURES.

COMPACT ALL GRANULAR FILL TO 98% SPDD. COMPACTION TESTING SHALL BE CARRIED OUT BY A QUALIFIED GEOTECHNICAL CONSULTANT PRIOR TO INSTALLATION OF ANY STRUCTURES SUPPORTED ON FILL.

SLOPE ALL GRADES AWAY FROM THE AIR STRUCTURE AND ITS COMPONENTS.

PROTECT EXCAVATIONS AND GRADE BELOW SLABS FROM FROST PENETRATION BY PROPER USE OF STRAW, THERMAL BLANKETS AND TARPS.

4. CONCRETE:

ALL CONCRETE AND REBAR SHALL CONFORM TO ACI CODE 318-LATEST EDITION.

CONCRETE STRENGTH SHALL BE 3000 PSI, 6% +/-1% AIR EN IN ALL CASES, UNLESS OTHERWISE SPECIFIED.

USE ONLY GRADE 60 (60,000 PSI) DEFORMED REBAR.

APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXCESSIVE EVAPORATIVE WATER LOSS AND ENSURE PROPER CURING.

ALL CONCRETE SHALL BE TESTED BY AN ACI CERTIFIED CONCRETE TESTING LABORATORY.

USE HIGH FREQUENCY VIBRATION TO PLACE AND CONCRETE.

APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES FOR AT LEAST 7 DAYS FOLLOWING CONCRETE PLACEMENT.

PROVIDE GROUT CLEANED RUBBED FINISH IN ACCORDANCE WITH ACI 301-10 FOR ALL FORMED CONCRETE SURFACES EXPOSED TO VIEW.

ENSURE 2" MINIMUM COVER FOR ALL REBAR IN FORMED CONCRETE, 3" MINIMUM COVER FOR CONCRETE POURED AGAINST EARTH.

PROVIDE VERTICAL CONTROL JOINTS @ 20'-0" O.C. MAX. LOCATE MID DISTANCE BETWEEN CABLE ANCHORAGE. KEY EX FACE 1" MIN AND CAULK. CUT EVERY OTHER HORIZ. BAR.

RE-BAR LAP/SPLICE LENGTHS:
#4 = 22"
#5 = 28"
#6 = 32"

5. ELECTRICAL NOTES:

(SEE ALSO ELECTRICAL DRAWINGS BY OTHERS ISSUED FOR THIS PROJECT)

EXITS:
THE CONTRACTOR SHALL PROVIDE (1) 277V/15A DEDICATED CIRCUIT FOR EMERGENCY LIGHTING ONLY AND ALL EMERGENCY LIGHTS SHALL BE POWERED BY THIS CIRCUIT.

POWER SUPPLY FOR EMERGENCY EXITS SHALL BE BROUGHT WITHIN 12" OF EACH EXIT DOOR OPENING AS LOCATED IN THE CONSTRUCTION DRAWINGS.

WHERE THE POWER SUPPLY IS RUN IN CONDUIT CAST INTO THE FOUNDATION GRADE BEAM, 10" CLEARANCE MUST BE PROVIDED BELOW FINISHED CONCRETE SURFACE TO AVOID CONTACT WITH ANCHOR BOLTS.

LIGHTING:
POWER SUPPLY FOR LIGHT FIXTURES SHALL BE BROUGHT TO RECEPTACLE BOXES AS LOCATED IN THE CONSTRUCTION DRAWINGS.

ELECTRICAL CONTRACTOR TO TRIM AND INSTALL PLUG ENDS ON EACH LIGHT CORD IN PROPER LOCATIONS.

VOLTAGE, AMPERAGE AND J-BOX LOCATIONS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES, IN WRITING, PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.

IT IS RECOMMENDED THAT LIGHTING CONTACTORS BE USED WITH REMOTE LOCATION SWITCHING AT A CONTROL POINT, LOCATED BY THE OWNER / DEVELOPER.

FOR SUSPENDED LIGHTING, EVERY EFFORT IS MADE TO HANG LIGHTS VERTICALLY AND HORIZONTALLY, DUE TO THE CURVATURES OF THE DOME AND THE DIFFERING LOCATIONS OF THE FIXTURES ON THE INDIVIDUAL PANELS, VARIATION IN HEIGHT AND HORIZONTAL ALIGNMENTS MAY OCCUR. OTHER FACTORS SUCH AS DOME PRESSURE MAY ALSO AFFECT THE LOOK AND ALIGNMENT OF THE FIXTURES.

6. MECHANICAL EQUIPMENT:

SEE MECHANICAL DRAWINGS (BY OTHERS ISSUED FOR THIS PROJECT).

POWER SUPPLY FOR MECHANICAL EQUIPMENT SHALL BE BROUGHT TO LOCATIONS AS INDICATED ON THE CONSTRUCTION DRAWINGS. (NOTE: EQUIPMENT IS SUPPLIED WITH MAIN DISCONNECT).

VOLTAGE AND AMPERAGE REQUIREMENTS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES IN WRITING PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.

THE ELECTRICAL CONTRACTOR SHALL COMPLETE ALL ELECTRICAL TERMINATIONS AND CONNECTIONS.

THE INFLATION UNIT IS SHIPPED IN SECTIONS FOR SHIPPING, FIELD ASSEMBLY REQUIRED. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONNECTING THE ELECTRICAL SPLITS ON THE SECTIONS.

ELECTRICAL CONTRACTOR SHALL TEST ROTATION PRIOR TO MANUFACTURER FACTORY STARTUP.

FOR PRESSURE SENSING TUBING, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL 3/4" CONDUIT FROM CONTROL PANEL TO STUB UP IN BOX INSTALLED IN GRADE BEAM IN DOME INTERIOR, AND FROM CONTROL PANEL TO ATMOSPHERE, TO TERMINATE IN BOX WITH SCREENED VENT.

FOR BLOW DOWN DISCHARGE UNITS, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL TEMPERATURE SENSORS IN THE DISCHARGE AND RETURN AIR DUCTS.

FOR REMOTE PC/MOBILE ACCESS, ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT AND INSTALL FIBERNET CABLE FROM REMOTE PC LOCATION TO INFLATION UNIT.

OWNER TO PROVIDE IP ADDRESS AND PC CONNECTED AT TIME OF INSTALL FOR REMOTE ACCESS OPTION.

7. FABRIC SPECIFICATIONS:

	STYLE 8028	STYLE 9032
SHELTER RITE	POLYESTER	POLYESTER
BASE -TYPE	(7.5 oz/yd ²)	(10.0 oz/yd ²)
FABRIC -WEIGHT		
FINISHED COATED WEIGHT	(28 +/-2/-1 oz/yd ²)	(32 +/-2/-1 oz/yd ²)
ASTM D751		
TONGUE TEAR	(8" x10" SAMPLE @ 12"/MIN.)	(8" x10" SAMPLE @ 12"/MIN.)
ASTM D751	(275/275 lbf)	(300/300 lbf)
TRAPEZOID TEAR	(85/85 lbf)	(100/100 lbf)
ASTM D4533		
GRAB TENSILE	(700/700 lbf)	(840/840 lbf)
ASTM D751		
STRIP TENSILE	(515/515 lbf/in)	(650/650 lbf/in)
ASTM D751 PROCEDURE B		
ADHESION (MINIMUM)	(10 lbf/in)	(11 lbf/in)
ASTM D751 DIELECTRIC WELD		
HYDROSTATIC RESISTANCE	(500 psi)	(500 psi)
ASTM D751 PROCEDURE A		
DEAD LOAD	(2" SEAM, 4 HRS, 1" STRIP)	(2" SEAM, 4 HRS, 1" STRIP)
MIL-T-52933E (MODIFIED)	(266 lbf @ ROOM TEMPERATURE)	(266 lbf @ ROOM TEMPERATURE)
PARA 4.5.2.19	(133 lbf @ 160° F)	(133 lbf @ 160° F)
LOW TEMPERATURE	(LTC: PASS @ -40° F)	(LTC: PASS @ -40° F)
ASTM D2138	(LTA: PASS @ -67° F)	(LTA: PASS @ -67° F)
1/8" MANDREL 4HRS		
FLAME RESISTANCE		
MEETS NFPA 701; CAN/ULC-S109; ASTM E136-2 SECOND FLAMEOUT		
REGISTERED BY CALIFORNIA FIRE MARSHAL (NO. F-10301); GB8624-2008;		
ASTM E84 & ULC-S102 - FLAME SMOKE INDEX <25, SMOKE DEVELOPMENT RATING <450		

PROJECT:

BOULDER COUNTRY CLUB MULTI-SPORT DOME

PROJECT LOCATION:

BOULDER, CO

DRAWING:

ELEVATIONS GEN. NOTES

SCALE:

AS NOTED

DATE:

24/AUG/23

DRAWN BY:

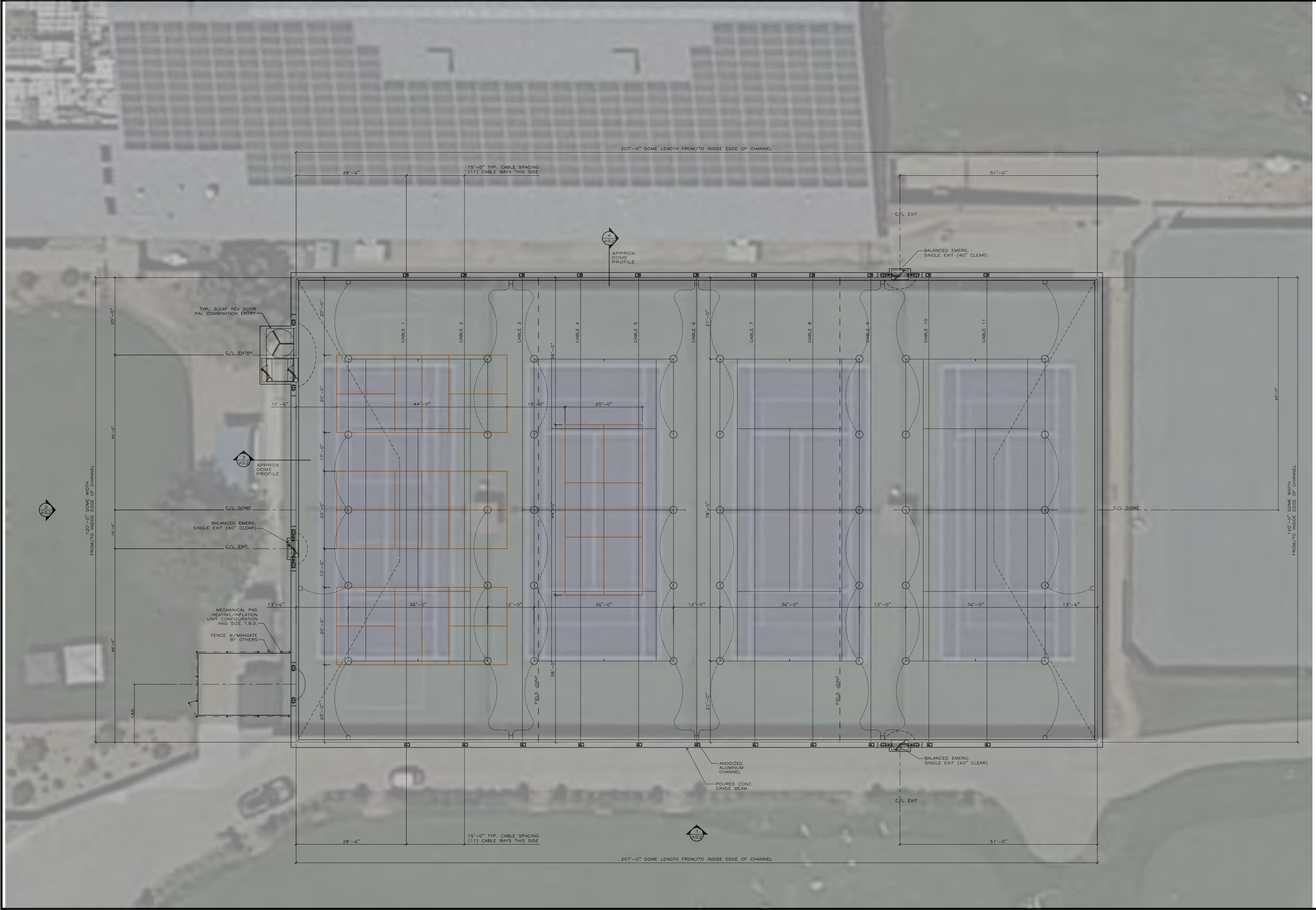
K.K.

APPROVED BY:

PROJECT NO.:

DWG. NO:

AS-2



Y

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NO.	DESCRIPTION
REVISIONS:	

PROJECT NORTH

SEAL:

PROJECT:
**BOULDER COUNTRY CLUB
MULTI-SPORT DOME**

PROJECT LOCATION:
BOULDER, CO

DRAWING:
PLAN VIEW

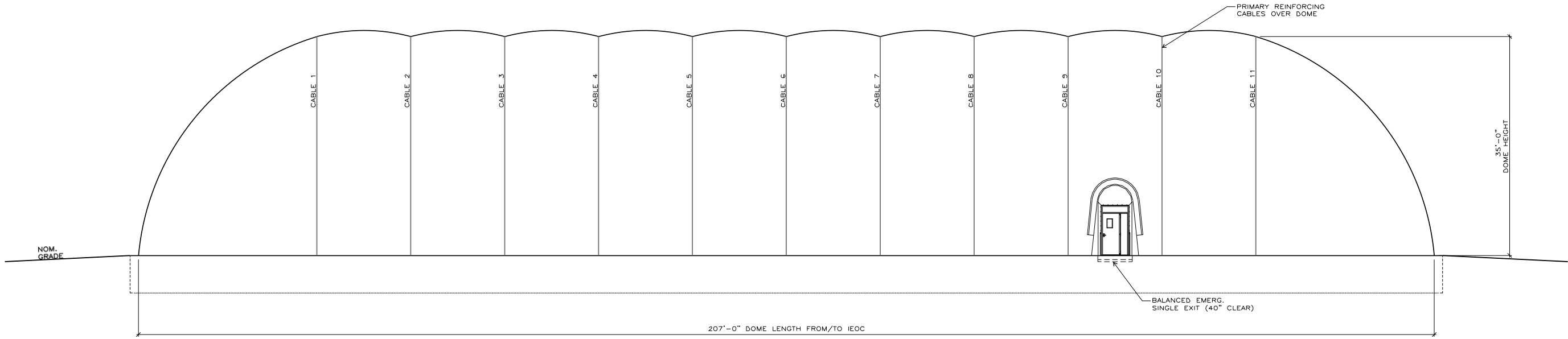
SCALE:
3/32"=1'-0"

DATE:
11/MAY/23

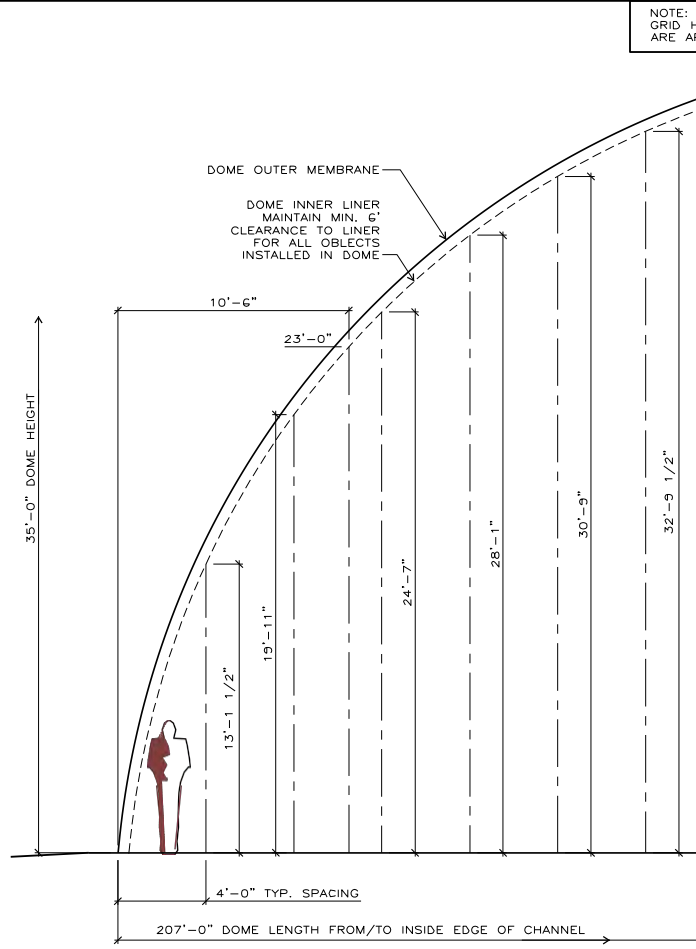
DRAWN BY:
K.K.

APPROVED BY:
AS-1

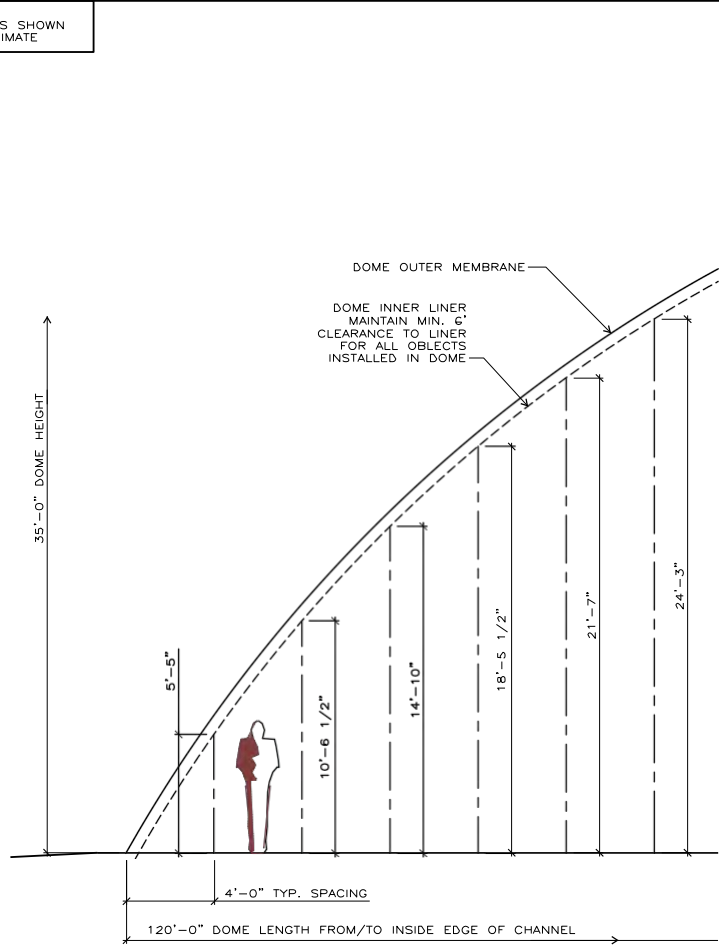
1 SIDE ELEVATION
AS2 SCALE : 3/32"=1'-0"



2 END ELEVATION
AS2 SCALE : 3/32"=1'-0"



3 APPROX. DOME PROFILE AT END
AS2 SCALE : 3/16"=1'-0"



4 APPROX. DOME PROFILE AT SIDE
AS2 SCALE : 3/16"=1'-0"

GENERAL NOTES:

1. DESIGN LOADS:

- i) THIS STRUCTURE IS AN AIR SUPPORTED STRUCTURE IN WHICH THE FABRIC IS SUPPORTED BY INTERNAL PRESSURE. THE INTERNAL PRESSURE IS MONITORED DAILY BY THE OWNER AND IS INCREASED PRIOR TO HIGHER WINDS OR TO SNOWFALLS, AS DIRECTED IN THE OWNER'S MANUAL, IN ORDER TO PROVIDE REQUIRED RESISTANCE TO THE WEATHER LOADS.
- ii) WIND : IN ACCORDANCE WITH 2015 IBC AND 2016 ASCE-7, 155 MPH (ULT). EXPOSURE C. PRESSURE DISTRIBUTION TO 2016 ASCE 7.
 - RISK CATEGORY II, MAXIMUM OCCUPANCY IN DOME < 300
- iii) INTERNAL DESIGN PRESSURE :
 - INTERNAL DESIGN PRESSURE IS : 13.46 PSF (2.59" W.C.). THIS IS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY DURING WEATHER EVENTS.
 - DURING NON-WEATHER EVENTS, THE OWNER MAY REDUCE THE INTERNAL PRESSURE, AT THEIR OWN DISCRETION. MINIMUM INTERNAL PRESSURE IS : 3.9 PSF (0.75" W.C.).
 - STANDBY SET FOR 0.12 kPa (2.6 PSF, 0.5" W.C.) FOR THE "ON" VALUE.
- iv) SNOW :
 - GROUND SNOW 40PSF
 - SNOW IMPORTANCE FACTOR Is=1, SNOW EXPOSURE FACTOR Ce=0.3, THERMAL FACTOR Ct=0.85
 - DOME WILL SHED SNOW DUE TO CURVATURE OF MEMBRANE INTERNAL PRESSURE AND HEAT. SNOW STARTS TO MELT ON CONTACT, THEN AS IT ACCUMULATES, A LAYER OF MELTWATER FORMS BETWEEN THE SNOW AND THE MEMBRANE SURFACE ALLOWING THE ACCUMULATED SNOW TO SLIDE OFF.
 - SNOW TO BE MANUALLY REMOVED BY OWNER IF EXTREME CONDITIONS EXIST (ASCE 55-16 6.11)
 - SNOW TO BE REMOVED FROM ALL SIDES OF DOME BY OWNER AFTER EVERY SNOWFALL
 - IF SNOW IS FORECAST, THE OWNER MUST HAVE PERSONNEL AVAILABLE TO MONITOR DOME OPERATION DURING THE SNOW EVENT.
- v) DEAD LOAD : SELF WEIGHT OF DOME, INSULATION AND CABLES

2. STRUCTURAL:

ALL WORK SHALL CONFORM TO THE APPLICABLE CODES, LOCAL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.

THE ENGINEER SHALL BE GIVEN 48 HOURS MINIMUM NOTICE BY THE CONTRACTOR FOR ALL REQUIRED INSPECTIONS OF FOUNDATION, REINFORCING STEEL, STRUCTURAL STEEL AND FRAMING. THIS SET OF DRAWINGS REPLACES ALL PREVIOUS DRAWINGS.

ALL SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. NO CHANGES SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE ENGINEER.

ALL SURFACES OF STRUCTURES DIRECTLY EXPOSED TO THE INTERIOR OF THE AIR STRUCTURE SHALL BE DESIGNED TO WITHSTAND A MINIMUM OF 30 PSF. OF AIR PRESSURE.

FABRIC STRESS RELIEF CABLES ABOVE OPENINGS IN THE PRIMARY MEMBRANE SHALL BE DESIGNED AS CATENARY SPANS OF STEEL CABLE, SELECTED AND SUPPLIED BY YEADON FABRIC STRUCTURES IN ACCORDANCE WITH THE FABRIC STRESS CALCULATIONS PROVIDED BY THE ENGINEER FOR THIS PROJECT.

THIS AIR STRUCTURE HAS BEEN DESIGNED USING CSA DOCUMENT CSA S367-12 AND ASCE 55-16 AS GUIDES.

3. EXCAVATION AND BACKFILL:

SOIL CONDITIONS SHALL BE REPORTED TO THE ENGINEER AT THE TIME OF EXCAVATION AND AT HIS DISCRETION THE ENGINEER MAY REQUIRE FURTHER SOILS INVESTIGATION, OR MODIFICATIONS TO THE GRADE BEAM DESIGN.

REMOVE ALL TOP SOIL AND DELETERIOUS MATERIAL FROM BENEATH ALL STRUCTURE COMPONENTS.

USE ONLY ENGINEER APPROVED COMPACTED FILL TO RAISE GRADES WHERE REQUIRED BENEATH STRUCTURES.

COMPACT ALL GRANULAR FILL TO 98% SPDD. COMPACTION TESTING SHALL BE CARRIED OUT BY A QUALIFIED GEOTECHNICAL CONSULTANT PRIOR TO INSTALLATION OF ANY STRUCTURES SUPPORTED ON FILL.

SLOPE ALL GRADES AWAY FROM THE AIR STRUCTURE AND IT'S COMPONENTS.

PROTECT EXCAVATIONS AND GRADE BELOW SLABS FROM FROST PENETRATION BY PROPER USE OF STRAW, THERMAL BLANKETS AND TARPS.

4. CONCRETE:

ALL CONCRETE AND REBAR SHALL CONFORM TO ACI CODE 318-LATEST EDITION.

CONCRETE STRENGTH SHALL BE 3000 PSI, 6% +/-1% AIR EN IN ALL CASES, UNLESS OTHERWISE SPECIFIED.

USE ONLY GRADE 60 (60,000 PSI) DEFORMED REBAR.

APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXCESSIVE EVAPORATIVE WATER LOSS AND ENSURE PROPER CURING.

ALL CONCRETE SHALL BE TESTED BY AN ACI CERTIFIED CONCRETE TESTING LABORATORY.

USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE.

APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES FOR AT LEAST (7) DAYS FOLLOWING CONCRETE PLACEMENT.

PROVIDE DROUT CLEANED RUBBED FINISH IN ACCORDANCE WITH ACI 301-10 FOR ALL FORMED CONCRETE SURFACES EXPOSED TO VIEW.

ENSURE 2" MINIMUM COVER FOR ALL REBAR IN FORMED CONCRETE, 3" MINIMUM COVER FOR CONCRETE POURED AGAINST SOIL.

PROVIDE VERTICAL CONTROL JOINTS @ 20'-0" O.C. MAX. LOCATE MID DISTANCE BETWEEN CABLE ANCHORAGE. KEY EX FACE 1" MIN AND CAULK. CUT EVERY OTHER HORIZ. BAR.

RE-BAR LAP/SPICE LENGTHS:
#4 = 22"
#5 = 28"
#6 = 32"

5. ELECTRICAL NOTES:

(SEE ALSO ELECTRICAL DRAWINGS BY OTHERS ISSUED FOR THIS PROJECT)

EXITS:
THE CONTRACTOR SHALL PROVIDE (1) 277V/15A DEDICATED CIRCUIT FOR EMERGENCY LIGHTING ONLY AND ALL EMERGENCY LIGHTS SHALL BE POWERED BY THIS CIRCUIT.

POWER SUPPLY FOR EMERGENCY EXITS SHALL BE BROUGHT WITHIN 12" OF EACH EXIT DOOR OPENING AS LOCATED IN THE CONSTRUCTION DRAWINGS.

WHERE THE POWER SUPPLY IS RUN IN CONDUIT CAST INTO THE FOUNDATION GRADE BEAM, 10" CLEARANCE MUST BE PROVIDED BELOW FINISHED CONCRETE SURFACE TO AVOID CONTACT WITH ANCHOR BOLTS.

LIGHTING:
POWER SUPPLY FOR LIGHT FIXTURES SHALL BE BROUGHT TO RECEPTACLE BOXES AS LOCATED IN THE CONSTRUCTION DRAWINGS.

ELECTRICAL CONTRACTOR TO TRIM AND INSTALL PLUG ENDS ON EACH LIGHT CORD IN PROPER LOCATIONS.

VOLTAGE, AMPERAGE AND J-BOX LOCATIONS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES, IN WRITING, PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.

IT IS RECOMMENDED THAT LIGHTING CONTRACTORS BE USED WITH REMOTE LOCATION SWITCHING AT A CONTROL POINT, LOCATED BY THE OWNER / DEVELOPER.

FOR SUSPENDED LIGHTING, EVERY EFFORT IS MADE TO ALIGN LIGHTS VERTICALLY AND HORIZONTALLY, DUE TO THE CURVATURES OF THE DOME AND THE DIFFERING LOCATIONS OF THE FIXTURES ON THE INDIVIDUAL PANELS, VARIATIONS IN HEIGHT AND HORIZONTAL ALIGNMENTS MAY OCCUR, OTHER FACTORS SUCH AS DOME PRESSURE MAY ALSO AFFECT THE LOOK AND ALIGNMENT OF THE FIXTURES.

6. MECHANICAL EQUIPMENT:

SEE MECHANICAL DRAWINGS (BY OTHERS) ISSUED FOR THIS PROJECT.

POWER SUPPLY FOR MECHANICAL EQUIPMENT SHALL BE BROUGHT TO LOCATIONS AS INDICATED ON THE CONSTRUCTION DRAWINGS. (NOTE: EQUIPMENT IS SUPPLIED WITH MAIN DISCONNECT).

VOLTAGE AND AMPERAGE REQUIREMENTS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES IN WRITING, PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.

THE ELECTRICAL CONTRACTOR SHALL COMPLETE ALL ELECTRICAL TERMINATIONS AND CONNECTIONS.

THE INFLATION UNIT IS SHIP IN SECTIONS FOR SHIPPING, FIELD ASSEMBLY REQUIRED, ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONNECTING THE ELECTRICAL SPLITS ON THE SECTIONS.

ELECTRICAL CONTRACTOR SHALL TEST ROTATION PRIOR TO MANUFACTURER FACTORY STARTUP.

FOR PRESSURE SENSING TUBING, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL 3/4" CONDUIT FROM CONTR. PANEL TO STUB UP IN BOX INSTALLED IN GRADE BEAM IN DOME INTERIOR, AND FROM CONTROL PANEL TO ATMOSPHERE, TO TERMINATE IN BOX WITH SCREENED VENT.

FOR BOTTOM DISCHARGE UNITS, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL TEMPERATURE SENSORS IN THE DISCHARGE AND RETURN AIR DUCTS.

FOR REMOTE PC/MOBILE ACCESS, ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT AND INSTALL ETHERNET CABLE FROM REMOTE PC LOCATION TO INFLATION UNIT.

OWNER TO PROVIDE IP ADDRESS AND PC CONNECTED AT TIME OF INSTALL FOR REMOTE ACCESS OPTION.

7. FABRIC SPECIFICATIONS:

SHELTER RITE	STYLE 8028	STYLE 9032
BASE -TYPE	POLYESTER	POLYESTER
FABRIC -WEIGHT	(7.5 oz/yd ²)	(10.0 oz/yd ²)
FINISHED COATED WEIGHT	(28 +/-2/-1 oz/yd ²)	(32 +/-2/-1 oz/yd ²)
ASTM D751		
TONGUE TEAR	(8" x10" SAMPLE @ 12"/MIN.)	(8" x10" SAMPLE @ 12"/MIN.)
ASTM D751	(275/275 lbf)	(300/300 lbf)
TRAPEZOID TEAR	(85/85 lbf)	(100/100 lbf)
ASTM D4533		
GRAB TENSILE	(700/700 lbf)	(840/840 lbf)
ASTM D751		
STRIP TENSILE	(515/515 lbf/in)	(650/650 lbf/in)
ASTM D751 PROCEDURE B		
ADHESION (MINIMUM)	(10 lbf/in)	(10 lbf/in)
ASTM D751 DIELECTRIC WELD		
HYDROSTATIC RESISTANCE	(500 psi)	(500 psi)
ASTM D751 PROCEDURE A		
DEAD LOAD	(2" BEAM, 4 HRS, 1" STRIP)	(2" BEAM, 4 HRS, 1" STRIP)
MIL-T-52083E (MODIFIED)	(266 lbf @ ROOM TEMPERATURE)	(266 lbf @ ROOM TEMPERATURE)
PARA 4.5.2.19	(133 lbf @ 160° F)	(133 lbf @ 160° F)
LOW TEMPERATURE	(LTC: PASS @ -20° F)	(LTC: PASS @ -40° F)
ASTM D2135	(LTA: PASS @ -67° F)	(LTA: PASS @ -67° F)
1/8" MANDREL 4HRS		

FLAME RESISTANCE
MEETS NFPA 701; CAN/ULC-S109; ASTM E813-2 SECOND FLAMEOUT
REGISTERED BY CALIFORNIA FIRE MARSHAL (NO. F-10301); GB8824-2008;
ASTM E84 & ULC-S102 - FLAME SMOKE INDEX <25, SMOKE DEVELOPMENT RATING <450

PROJECT:

**BOULDER
COUNTRY CLUB
MULTI-SPORT DOME**

PROJECT LOCATION:

BOULDER, CO

DRAWING:

**ELEVATIONS
GEN. NOTES**

SCALE:

AS NOTED

DATE:

11/JUN/23

DRAWN BY:

K.K.

APPROVED BY:

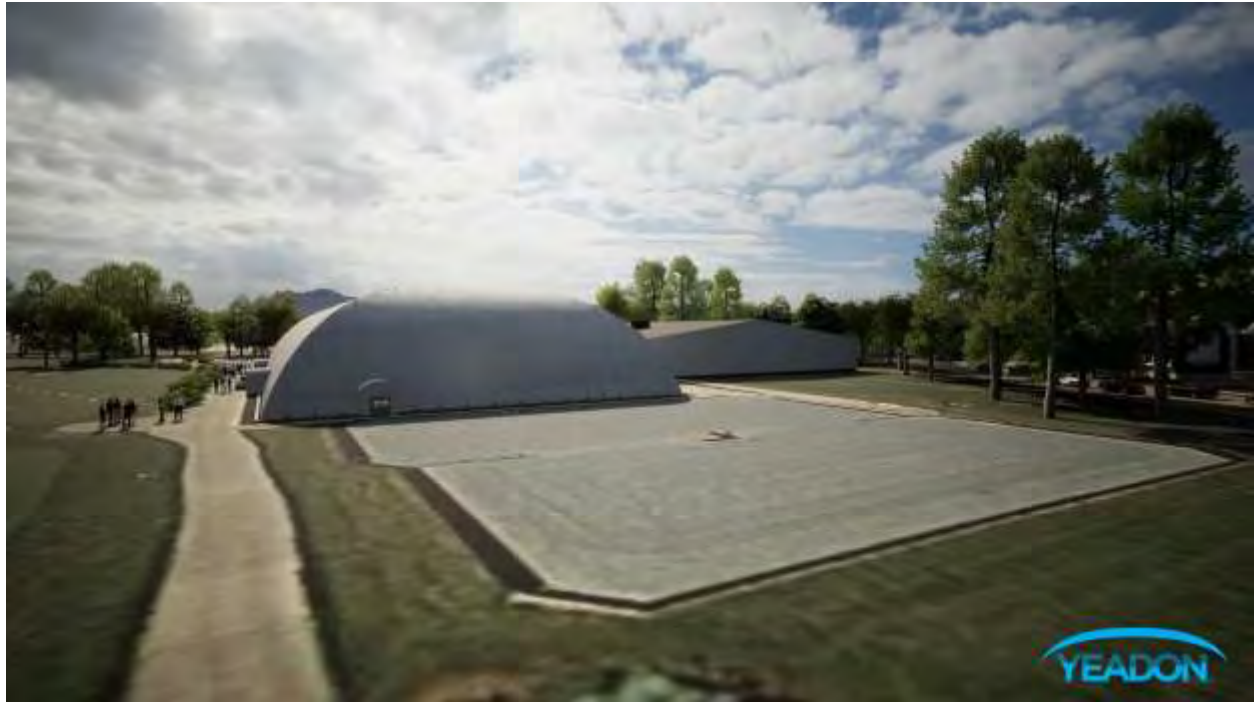
PROJECT NO.:

DWG. NO:

AS-2









Boulder Country Club

Conceptual Master Plan

2023

The following are conceptual master plan options for the Boulder Country Club. You will see a overhead map of the clubhouse and ground maintenance areas that we are reviewing for potential improvement. This Conceptual Master Plan is based on a ten-to-twelve-year life.

In addition, some of these potential improvement areas, we will be looking at remodeling existing décor in several areas of existing buildings which would consist of updating interior décor in existing buildings.

We do not have any plans on increasing our membership counts with any of these improvement concepts. These concepts are looked at to improve the existing membership experience.

The Key Chart with the different lettering will show what potential improvement we are looking for in each area. Please remember these improvements are concept based and we have not gone into detail in planning many of the conceptual projects.

- A. **Seasonal Tennis Bubble:** The Seasonal Dome is a project we are submitting for as of September 11, 2023. This concept is to have a seasonal dome (November – March or 178 days) over our existing 4 outdoor tennis/pickleball courts. Details of this project have been submitted to Boulder County.
- B. **Clay Court Re-Surfacing:** We are looking to change the clay court surface to a true hard or similar surface. This is due to the lack of use for the current clay court surface.
- C. **Remodeling of the Outdoor Pool area with pool deck:** Our current Outdoor Pool area is over 55 years old. The plan would be to remodel to a newer outdoor pool facility along with the decking area.
- D. **Replacing a kids' camp tent with a permanent kids' athletic child watch area:** We are researching a potential child watch area for our members while they utilize our services at the club.
- E. **Multi-Purpose Services Building:** We are investigating possible options for Spa & fitness services in this area of the club.
- F. **Multi-Purpose Area:** We are looking at several different possible services that could be offered here from creating a golf performance center or spa services or other options for additional sports such as bocce ball, etc.
- G. **Potential new Golf Pro Shop Building:** We are investigating the option of moving our Golf Pro Shop to this area. This would allow us to re-purpose the lower level of the clubhouse for different uses.
- H. **Multi-Purpose Area:** We are researching several different options here such as Bocce Ball Courts, pickle ball courts, performance area or a snack bar area.

Once again, we will not be increasing our membership levels and a few of these potential projects are a maintenance aspect of our operation.

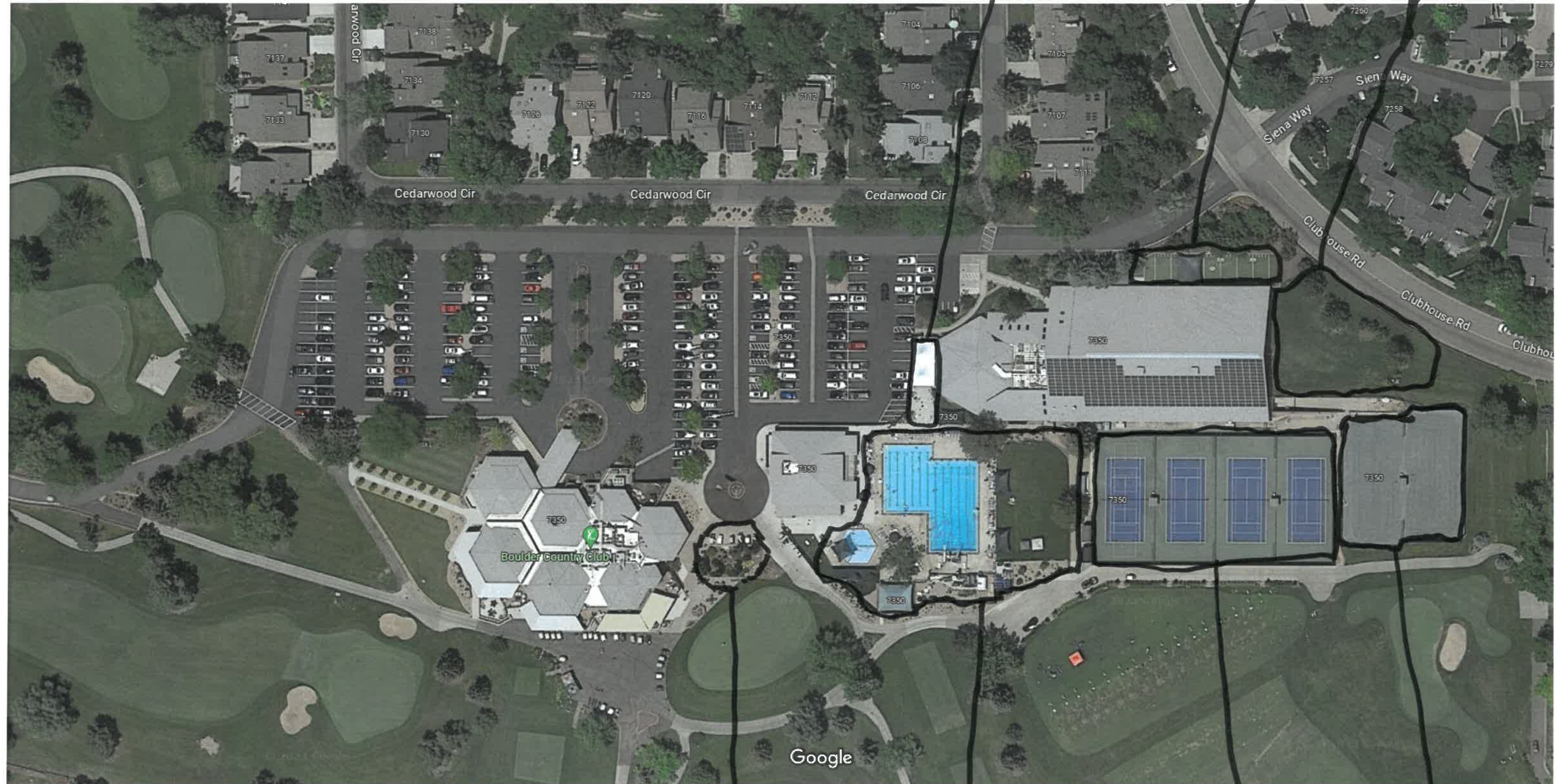
We believe the Boulder Country club has been a huge asset to the Boulder County community. We do numerous events to benefit the community at large as well as many of the business leaders of the community are members of Boulder Country Club. Boulder Country Club at this current location has been in existence since 1964. The development of this club was a major factor in the creation of the Gunbarrel Community. The Gunbarrel community continues to grow, and the value of a private club continues to grow with it.

We appreciate the working relationship we have with Boulder County and would like to see it enhanced each year. We believe the future is bright for Boulder and feel that the Boulder County Club will be a big part of the success of Boulder now and into the future.

Please contact me at Boulder Country Club if you have any questions regarding the conceptual master plan.

Signed:

Michael Larson
GM/COO
Boulder Country Club



Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google 50 ft



Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google 50 ft

To: Boulder County Board of County Commissioners

CC: Pete L'Orange, Boulder County Community Planning & Permitting

From: Michael Larson, General Manager /COO Boulder Country Club

Re: Classification of Boulder Country Club (BCC) as a Use of Community Significance.

Date: March 11, 2024

Please consider the following supplemental narrative in support of our request for classification of the Boulder Country Club as a Use of Community Significance. We believe there are several additional reasons to support that designation. Thank you for your consideration and courtesy.

1. Formation of the Gunbarrel Sub-Community:

The Gunbarrel Sub-Community was authorized and formally initiated by joint action of Boulder County and the City of Boulder during the early 1960's as part of the "Spokes of the Wheel" long range Comprehensive Plan. At the time, the entire sub-community was characterized by rural uses, primarily agricultural and minimal urban development.

By agreement, the area was to be developed over time, in phases, based upon the City of Boulder standards of development and densities, located within the unincorporated area of Boulder County. Special districts were designed to provide central water and sewer services, with major utility lines extended to the area by the City of Boulder. The subcommunity was created with the agreement that the entire area would be annexed to the City of Boulder when and as requested. All the development was serviced by "revocable permits" which could be discontinued if the area refused to annex when eligible and formally requested.

The primary catalyst for the formation of the Gunbarrel community, which created the historic, economic, social, cultural basis for the entire sub-community was the Boulder Country Club. BCC was established in 1964 to provide essential recreational, social, cultural, etc., services to the future residents of the area, which otherwise were nonexistent. Additionally, at approximately the same time, IBM committed to constructing a major facility within Gunbarrel to become a further economic catalyst to support the creation of the sub-community.

Gunbarrel likely would not have been successfully undertaken absent the establishment of the County Club and IBM. We believe that the designation of Boulder Country Club as a Use of Community Significance is, in part, a recognition of that history.

2. Services Provided:

The Boulder Country Club provides a comprehensive range of services and facilities for both residents of the Gunbarrel Community and Boulder County residents at large. Currently Boulder Country Club consists of 881 memberships. Of this amount, 392 members are current residents of the Gunbarrel Community.

Services include a full range of year-round recreational and leisure activities including golf, indoor and outdoor tennis, indoor and outdoor aquatics, indoor gymnasium, and exercise

equipment. Extensive special programs and instruction are provided to the children, teenagers, and adults.

The clubhouse provides a comprehensive range of dining and entertainment services, of all types, as well as multiple programs and activities for participants. The Boulder Country Club also hosts member-sponsored special events and activities such as banquets, cultural wine dinners, weddings, fundraisers, conferences, meetings, speaker series educational events and many other charity programs.

3. Designation of the BCC Clubhouse as an Historic Landmark by Boulder County Board of County Commissioners.

The Boulder Country Club clubhouse was formally reviewed and designated by Boulder County historic preservation staff as well as the advisory Preservation Board as a Landmark of Historic Significance. This action occurred because of considerable research undertaken by both bodies. One of the criteria necessary for Boulder Country Club to qualify as a Use of Community Significance is the demonstration of the use as representing the historic value to the inhabitants of Boulder County as a whole or to a recognized community of interest within the County.

4. Aid in Boulder County Economics:

Boulder Country Club and the homes surrounding the Club have enhanced the economic value of the respective home sites. Due to the Boulder Country Club's presence, property values have steadily increased and along with that, ad valorem taxes, as well. In addition to the economic value created by higher property values, in every year since its founding, the Boulder Country Club has provided a substantial number of jobs, both full-time and seasonal, at many levels.

5. Environmental Enhancement to the Boulder County Community:

In recent golf course projects, Boulder Country Club has worked with Boulder County to help resolve some community storm water drainage issues both presently and in the future. In addition, Boulder Country Club is officially designated as an Audubon partner enhancing the wildlife and naturalist areas around the Club's property.

6. Historic Background and Recommended Next Steps

The Boulder Country Club operated from its inception in 1964 until 1991 as a permitted use within the Rural Residential Zoning District. In 1991, the County revised its zoning ordinance to remove "Membership Club" as an allowable use within the RR zone. This effectively changed the status of the Club to a pre-existing, legal non-conforming use. In 1993, based upon and application to the Board of County Commissioners, the Boulder Country Club Master Plan for its property was approved. This Master Plan has been periodically updated and amended, based upon formal actions by the County Commissioners.

The review process required as part of the continued updating and periodic amendments to the Special Use is complex, cumbersome, and time-consuming to effectively administer, both for the County and the Club. Further, based upon Section 4 -1000 of the Land Use Code, "Non-

Conforming Structures and Uses,” county policy states that “nonconforming uses and structures should be brought to conforming status as speedily as justice will permit.”

In furtherance of that principle and in recognitions that the Boulder Country Club has been classified as a legal, non-conforming use since 1991 and as a Special Use for thirty years, it has been recommended by county staff to change the Club’s status to becoming a Conforming Use. Approval of the Boulder Country Club as a “Use of Community Significance” is an essential first step in that process.

The second step is to classify the Boulder Country Club as a Conforming Use. As noted above, the Club has been approved and operating as a Conforming Use for almost thirty years at its current location. Historically, through no action or application of its own and no change in use or intensity, it became a non-conforming use. This change then precipitated the application to the County to become a Special Use. The designation of the Boulder Country Club as a Conforming Use would be consistent with county code and policy, and, we believe, preferable to continued existence as a non-conforming or as a Special Use.

With the formal designation as a Use of Community Significance, the Boulder Country Club will continue to be required to comply with county land use regulations and standards.

All future applications for development will be reviewed by county staff to determine the level of compliance and suitability for approval. Certain applications such as alterations to existing structures, minor accessory structures, uses that do not substantially increase traffic, do not require expansion of utilities available to the site, and other minor factors may be reviewed and evaluated by staff.

Applications that incorporate a substantial increase in square footage, substantial increase in traffic, improvements that are not consistent with the approved Master Plan, etc. will first be analyzed and evaluated by the county staff, and then scheduled for public hearing and final review and consideration by the Boulder County Board of County Commissioners.

From: [Michael Larson](#)
To: [L"Orange, Pete](#)
Cc: [Braden Mark](#); [Nolan Rosall \(nolanrosall@gmail.com\)](#); [Michael Summers](#); [Charlie Hager](#)
Subject: [EXTERNAL] Boulder Country Club
Date: Tuesday, December 19, 2023 12:52:15 PM

Dear Pete:

Thank you so much for the meeting today. I really appreciate your guidance on this project. Per our discussion today, Boulder Country Club would like to rescind the proposal for a seasonal Tennis Dome. We would like to go forward with the Conforming Use status and plan to be at the January 11, 2024 hearing to speak on this requests. We appreciate your candor if the conversation about the Tennis Dome and respect your opinion.

Please contact me if you have any questions. I have cc'd some members of my team so they are aware of us rescinding the Tennis Dome project.

I hope you have a great holiday season.

Sincerely,

Michael Larson
GM/COO
Boulder CC



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

Building Safety & Inspection Services Team

MEMO

TO: Pete L'Orange, Planner II
 FROM: Michelle Huebner, Plans Examiner Supervisor
 DATE: November 15, 2023

RE: Referral Response, LU-23-0028: Boulder Country Club Use of Community Significance Designation. Limited Impact Special Review to recognize existing nonconforming use as a Use of Community Significance to permit a seasonal structure on an approximately 190-acre.

Location: 7350 Clubhouse Road

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

1. **Building Permit.** A building permit, plan review, inspection approvals, and a Certificate of Occupancy ("C.O.") are required for the proposed dome seasonal structure. Separate building permits are required for each structure or remodel.

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](#)

Buildings with this use will be reviewed through the International Building Code (IBC) as a commercial building. A code analysis from a Colorado licensed design professional, an architect, is required.

The registered design professional of record shall provide a comprehensive code analysis on the plan set that identifies the following:

Referenced Codes and Reference Standards (adopted codes; [Amendments to Boulder County Building Code effective June 6, 2022](#)

- Construction type
- Building Area (allowed and existing)
- Building Height (allowed and existing)
- Occupancy Group Classification (existing and proposed)
- Occupant Load
- Fire Sprinkler system (partial or throughout or none)
- Fire Alarm system (partial or throughout or none)

- Plumbing Fixture Counts (compliance based on occupant load calculations for egress)
2. **Minimum Plumbing Fixtures.** The plumbing fixtures count needs to meet or exceed the requirements of IBC Chapter 29, including the need for accessible restrooms and fixtures.
 3. **2015 International Green Construction Code (“IGCC”).** Boulder County’s adoptions of the 2015 editions of the International Codes include the IGCC as applying to buildings or complexes of buildings on the same property with 25,000 sq. ft. or more of floor area. Thus, the provisions of the IGCC will apply to all new construction involved in the proposal.
 4. **2015 International Energy Conservation Code** - demonstrate compliance to 2015 International Energy Conservation Code (IECC) – Commercial provisions.
 5. **Design Wind and Snow Loads.** The design wind and snow loads for the property are 155 mph (Vult) and 40 psf, respectively.
 6. **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.
 7. **Accessibility.** Chapter 11 of the IBC and referenced standard ICC A117.1-09 provide for accessibility for persons with disabilities. Any building permit submittals are to include any applicable accessibility requirements, including **accessible parking**, signage, **accessible routes** and accessible fixtures and features.
 8. **Fire Department.** A separate referral response from the fire departments should be requested. The fire department may have additional requirements in accordance with their International Fire Code (“IFC”) adoption. Also, the Fire Protection District must provide written documentation to Boulder County Building Safety and Inspection Services approving the building permit plans and specifications of projects before the building permit can be issued.
 9. **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 grading permit application.

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



Parks & Open Space

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

TO: Pete L'Orange, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: November 20, 2023
SUBJECT: Docket LU-23-0028, Boulder Country Club, 7350 Clubhouse Road

Staff has reviewed the submitted materials, and has no significant natural resource concerns, per se, with the court enclosure. Depending on size and design of the enclosure, off-site private property views could be impacted. However, this is a proposed new amenity intended to benefit some of those same property owners, as presumed members of the country club.



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

Nov. 8, 2023

TO: Pete L'Orange, Planner II; Community Planning & Permitting, Development Review

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

SUBJECT: Docket LU-23-0028: Boulder Country Club Use of Community Significance

7350 Clubhouse Road

The Development Review Team – Access & Engineering staff has reviewed the above referenced docket and has no concerns.

This concludes our comments at this time.



Public Works Department

2525 13th Street, Suite 203 • Boulder, Colorado 80304 • Tel: 303.441.3900 • Fax: 303.441.4594
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Date: November 7, 203

To: Peter L'Orange, Planner II, plorange@bouldercounty.gov

From: Jennifer Keyes, Boulder County Stormwater Quality Coordinator

Subject: LU-23-0028: Boulder Country Club Use of Community Significance

The Public Works Department MS4 Stormwater Quality Coordinator has reviewed the above referenced project, and has the following comments:

1. As a part of Boulder County's water quality protection and Municipal Separate Storm Sewer System (MS4) Construction Program, a stormwater quality permit (SWQP) is required for the proposed Tennis Bubble and any construction proposed in the referral packet. SWQPs can be submitted at the time of the Building Permit submittal.
2. Work associated with Master Plan will create construction activity is part of a larger common plan of development that will ultimately disturb one acre or more of surface area, even if multiple, separate, and distinct land development activities take place at different times. Consequently, future development of the site will require a Boulder County Stormwater Quality Permit (SWQP) when there is other construction occurring on the property.
3. The Boulder Country Club is within the municipal separate storm sewer system (MS4) urbanized area, which will require permanent stormwater management facilities as part of the development. A drainage report or potentially a letter will be required demonstrating that new construction meets the requirements of the Boulder County Storm Drainage Criteria Manual (SDCM) and MS4 program.

Please send any questions to stormwater@bouldercounty.gov and check on information on the Boulder County Stormwater Quality Permit website:
<https://www.bouldercounty.org/transportation/permits/stormwater-quality-permit/>

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

Physical Location • 2525 13th Street • Boulder, Colorado 80304 • Tel: 303.441.3900
 Mailing Address: P.O. Box 471 • Boulder, CO 80306 • www.BoulderCounty.gov

From: [Carden, Timothy](#)
To: [L"Orange, Pete](#)
Cc: [Northrup, Elizabeth \(Liz\)](#)
Subject: RE: Referral Packet for Docket LU-23-0028: Boulder Country Club Use of Community Significance
Date: Thursday, November 2, 2023 10:21:15 AM
Attachments: [image002.png](#)
[image003.png](#)

Hi Pete,

Thank you for the opportunity to review LU-23-0028. I have completed my review of the referral packet and as proposed this project should not conflict with the terms of the nearby conservation easements.

Best,

Tim Carden | Conservation Easement Stewardship Specialist
Boulder County Parks & Open Space
Pronouns: he/him/his
5201 St. Vrain Road
Longmont, CO 80503
[303-413-7533](tel:303-413-7533) (office)
tcarden@bouldercounty.gov
[Boulder County Open Space Website](#)



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From: Morgan, Heather <hmorgan@bouldercounty.gov>
Sent: Thursday, November 2, 2023 7:58 AM
To: jstruble@northernwater.org; bflockhart@northernwater.org; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; liscohorse@aol.com; angie@dangrantbookkeeping.com; boblj21@aol.com; liscohorse@aol.com; boblj21@aol.com; Ranglos, Chris <ranglosc@bouldercolorado.gov>; bonnellj@bouldercolorado.gov; CollinsB@bouldercolorado.gov; CassidyJ@bouldercolorado.gov; drogers@brfr.org; Lowrey, D <lowreyd@bouldercolorado.gov>; gunbarrelgreen@gmail.com; Atherton-Wood, Justin <jatherton-wood@bouldercounty.gov>; Moline, Jeffrey <jmoline@bouldercounty.gov>; Flax, Ron <rflax@bouldercounty.gov>; Frederick, Summer

<sfrederick@bouldercounty.gov>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>; Huebner, Michelle <mhuebner@bouldercounty.gov>; Milner, Anna <amilner@bouldercounty.gov>; Northrup, Elizabeth (Liz) <enorthrup@bouldercounty.gov>; Sanchez, Kimberly <ksanchez@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>; !LongRange <longrange@bouldercounty.gov>; Historic <historic@bouldercounty.gov>; #CodeCompliance <codecompliance@bouldercounty.org>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAreferral <CAreferral@bouldercounty.gov>; #CEreferral <CEreferral@bouldercounty.gov>; Chamberlin, James <jchamberlin@bouldercounty.gov>; Allshouse, Alycia <aallshouse@bouldercounty.gov>; TD Stormwater Shared Mailbox <stormwater@bouldercounty.gov>; Stadele, Lee <leestadele@bouldercounty.gov>; Stadele, Lee <leestadele@flagstaffsurveying.com>

Cc: L'Orange, Pete <plorange@bouldercounty.gov>; Bowers, James <jbowers@bouldercounty.gov>

Subject: Referral Packet for Docket LU-23-0028: Boulder Country Club Use of Community Significance

Please find attached the public notice and referral packet for Docket **LU-23-0028: Boulder Country Club Use of Community Significance Designation** at **7350 Clubhouse Road**.

Please return responses and direct any questions to [Pete L'Orange](#) by **November 17, 2023**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Thank you,

Heather Morgan | Lead Administrative Technician

Planning Division | Boulder County Community Planning & Permitting

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

hmorgan@bouldercounty.gov | (720) 864-6510 | www.boco.org/cpp

My usual working hours are Monday-Friday, 7:30 a.m.-4:00 p.m.

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Hannah Bowron
4864 Briar Ridge Ct
Boulder, Colorado 80301

November 29, 2023

Via U.S Mail and e-mail (planner@bouldercounty.gov)

Board of County Commissioners
c/o Community Planning & Permitting
P.O. Box 471
Boulder, Colorado 80306

Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country Club Use of Community Significance Designation

Dear Board of County Commissioners:

I trust this letter finds you well. I am Hannah Bowron, the President of the First Flintlock Homeowners Association (First Flintlock), writing to express our deep-seated concerns regarding the proposed changes outlined in Docket #LU-23-0028 regarding the Boulder Country Club's request for a Limited Impact Special Use Review and the designation as a "Use of Community Significance". Our association is comprised of 49 homes, situated at the east side of the Club and is directly impacted by the proposed construction of a 24,840 square foot tennis bubble at the Boulder Country Club.

Our community's objections are rooted in the inadequacies of the notice, concerns about the Club's change in designation, the substantial impact of the proposed Tennis Bubble, and the failure of the Boulder Country Club's leadership to engage with affected homeowners. Below, I detail each of these concerns.

1. Inadequate Notice and Legal Deficiencies: Some members of the First Flintlock community received the postcard-style Notice on Thursday, November 16, 2023. However, it has come to our attention that only half of our HOA, specifically those on Clubhouse Court, received the notice. Surprisingly, residents on Briar Ridge Court, also impacted by the proposed Tennis Bubble, did not receive this critical information. This oversight has hindered the ability of a significant portion of our community to engage in the decision-making process. We urgently request a comprehensive re-notice to ensure that all affected homeowners receive accurate details about the size and location of the proposed improvements. This step is crucial to facilitate fair and inclusive community participation in this matter.

2. Club's Request for Change in Designation and Massive Tennis Bubble:

a. The Boulder Country Club's request for a change in status from a pre-existing legal non-conforming use to a "Use of Community Significance" and a conforming use is met with firm opposition from First Flintlock. This change raises concerns about transparency, adherence to zoning regulations, and potential consequences for the community's well-being.

b. The proposal includes a massive, 35-foot high Tennis Bubble on an existing two (2) foot high elevated concrete pad, resulting in a total height of 37 feet. The Tennis Bubble would house 6 pickleball courts and 2 tennis courts for up to 180 days, featuring heating and lighting. The negative impacts of this "seasonal structure" are significant.

The proposed Tennis Bubble represents a dramatic departure from the existing landscape, both in terms of size and function. Its imposing height and luminosity threaten the visual harmony of the community. The inclusion of heating and lighting intensifies concerns about potential disruptions to the tranquility of the neighborhood, especially during the winter months.

3. Impact on the First Flintlock Community: As the HOA president, I am deeply concerned about the collective impact on our community. The proposed Tennis Bubble, towering at 35 feet, threatens the very essence of our neighborhood – its open spaces, unobstructed views, and the shared sense of tranquility. The sheer size and luminosity of the structure will disrupt the carefully curated landscape, affecting the community's overall atmosphere and unity (as referenced in images on Exhibit A). These impacts are not trivial; they have significant consequences for the quality of life and property values of the residents in First Flintlock.

Moreover, the lack of engagement by the Boulder Country Club, specifically the General Manager, Mike Larson, with the affected homeowners is a cause for significant concern. Despite the substantial impacts that the proposed tennis bubble would have on our community, there has been a complete absence of dialogue with the homeowners who would be directly affected. It is disheartening that Mr. Larson and the Club's leadership have made no effort to contact us, our neighbors, or the First Flintlock HOA to discuss this substantial proposal. This lack of communication is not in line with the principles of good neighborliness and community engagement.

In essence, the First Flintlock community stands united against the proposed changes, recognizing that the negative ramifications extend beyond individual property lines. The historical significance of our community's mountain views cannot be overstated. These views have been a cornerstone of our neighborhood's appeal, a feature that attracted residents and contributed to the enduring value of our homes. The proposed tennis bubble, however, stands as a looming threat to this cherished aspect of our community, casting a shadow—both literally and figuratively—over the character and desirability of our neighborhood.

4. The Proposal Fails to Satisfy the Standard Special Use Review Criteria:

The proposed 24,840 square foot Tennis Bubble fails to meet the Special Review and Limited Impact Special Review Criteria set forth in Article 4-601. The structure's massive size, height, and luminosity are incompatible with the surrounding area, disregarding critical review criteria that ensure harmony with the neighborhood.

The proposed Tennis Bubble's size and height exceed the standards set by Article 4-601, compromising the visual harmony of our community. The luminosity, heating, and extended operational period also contradict the existing guidelines for limited impact special reviews. It is imperative to uphold these criteria to safeguard the well-being of our community.

Thank you for your attention to these concerns. I look forward to presenting our collective stance at the hearing on January 11, 2024, at 11:15 a.m.

Sincerely,

A handwritten signature in black ink, appearing to read "Hannah Bowron". The signature is fluid and cursive, with the first name "Hannah" written in a larger, more prominent script than the last name "Bowron".

Hannah Bowron
HOA President
First Flintlock Homeowners Association



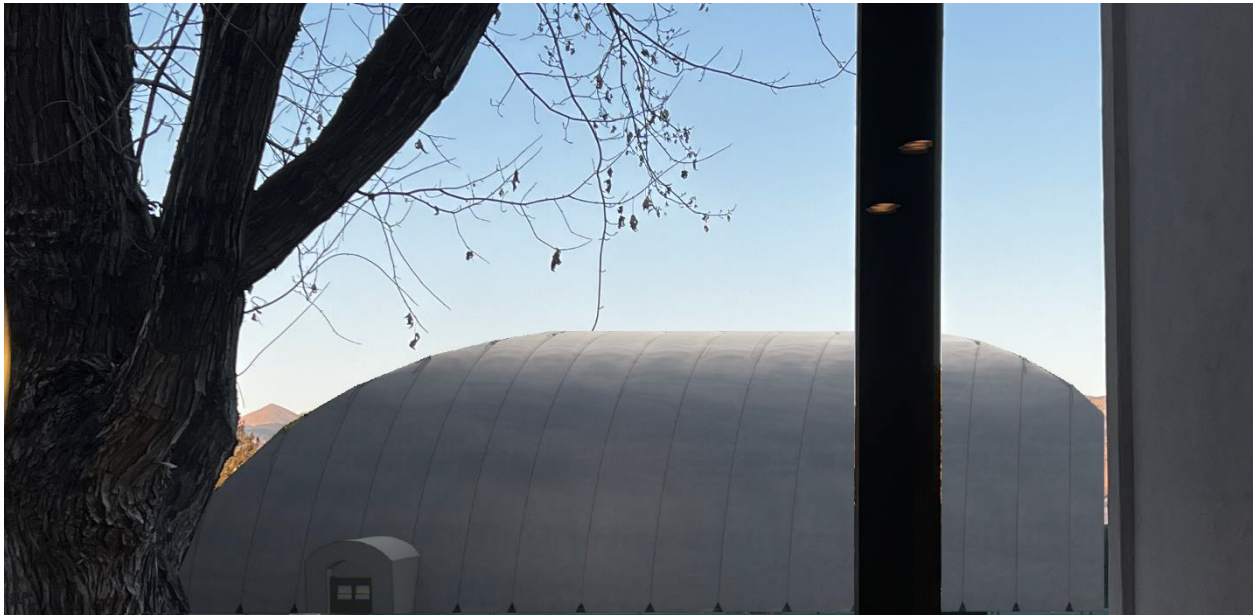
View 1 - Image of current resident view.



View 1 - With superimposed bubble, the resident's view is completely blocked by such proposed bubble.



View 2 - Image of current resident view.



View 2 - With superimposed bubble, the resident's view is completely blocked by such proposed bubble.



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

MEMO TO: Agencies and Adjacent Property Owners
FROM: Pete L'Orange, Planner II
DATE: November 2, 2023
RE: Docket **LU-23-0028**

Docket LU-23-0028: Boulder Country Club Use of Community Significance

Designation

Request: Limited Impact Special Review to recognize existing nonconforming use as a Use of Community Significance to permit a seasonal structure on an approximately 190-acre parcel at 7350 Clubhouse Road.

Location: 7350 Clubhouse Road, located approximately 1.4 miles north of the intersection of Jay Road and N. 75th Street, in Sections 11-14, Township 1N, Range 70W.

Zoning: Rural Residential (RR)

Applicant: Boulder Country Club c/o Michael Larson

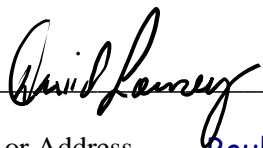
Limited Impact Special Review is required of proposed uses that may have greater impacts on services, neighborhoods, or the environment than those allowed by right under the Boulder County Land Use Code. This process will review conformance of the proposed use with the Boulder County Comprehensive Plan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

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.gov. 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.gov to request more information. If you have any questions regarding this application, please contact me at 303-441-1418 or plorange@bouldercounty.gov.

Please return responses by **November 17, 2023.**

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

Signed  PRINTED Name David Lowrey
Agency or Address Boulder Fire Rescue
Date 11/6/2023



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

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) 7350 CLUBHOUSE RD BOULDER CO 80301			
Subdivision Name			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres	Existing Zoning	Existing Use of Property	Number of Proposed Lots
Proposed Water Supply		Proposed Sewage Disposal Method	

Applicants:

Applicant/Property Owner BOULDER CC (MICHAEL CALSON)		Email MICALSON@BOULDERCC.ORG	
Mailing Address 7350 CLUBHOUSE RD.			
City BOULDER	State CO	Zip Code 80301	Phone 303-530 4600
Applicant/Property Owner/Agent/Consultant			Email
Mailing Address			
City	State	Zip Code	Phone
Agent/Consultant			Email
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner	Printed Name MICHAEL CALSON	Date 9/10/23
Signature of Property Owner	Printed Name	Date

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



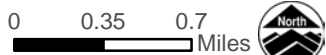
Community Planning & Permitting

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

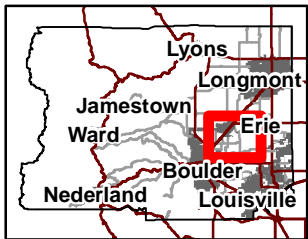
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7350 CLUBHOUSE RD

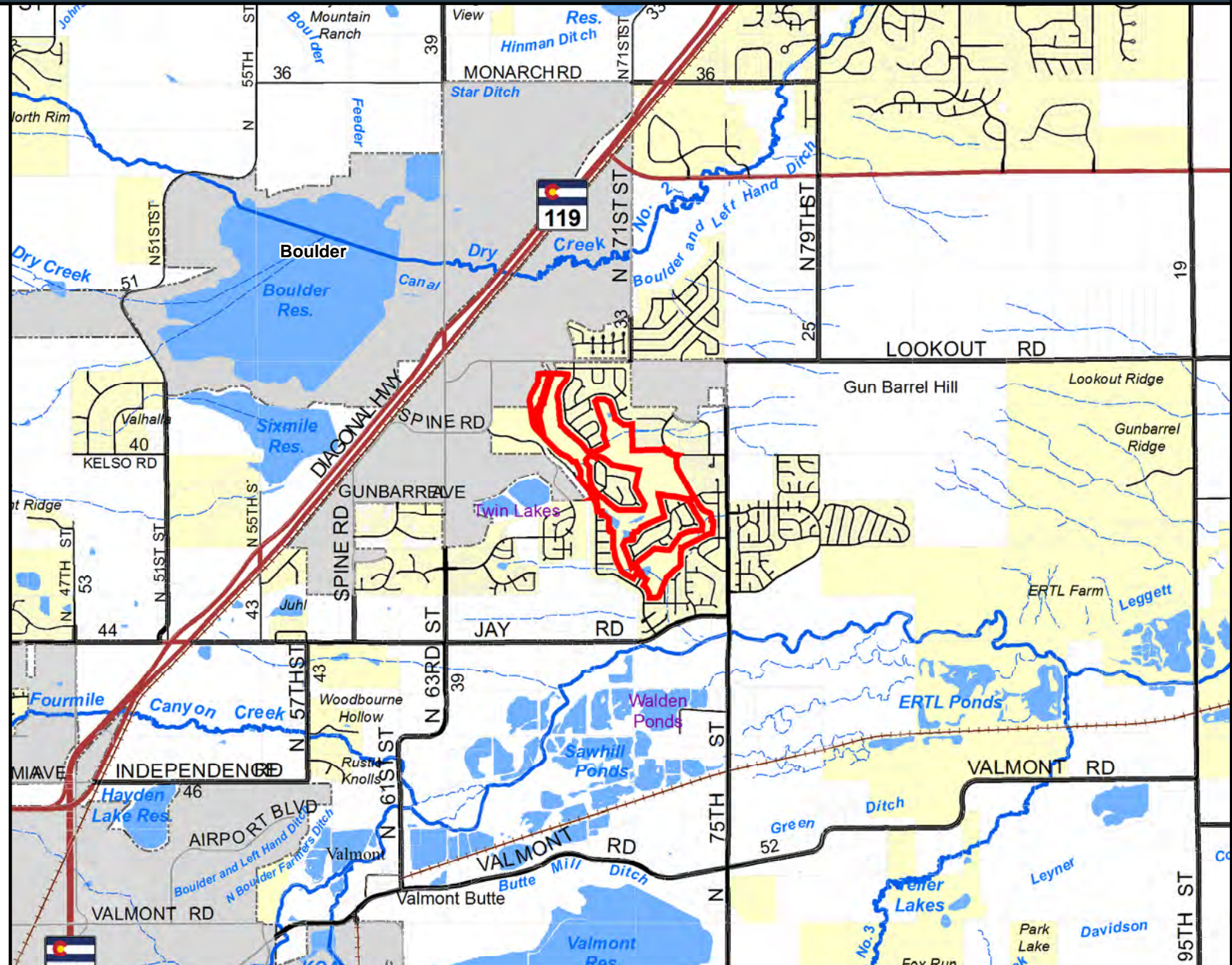
- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 6/13/2023



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Aerial

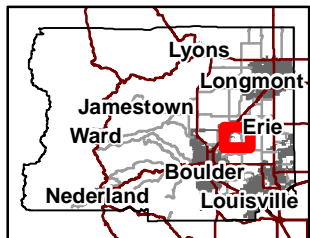
7350 CLUBHOUSE RD

 Subject Parcel

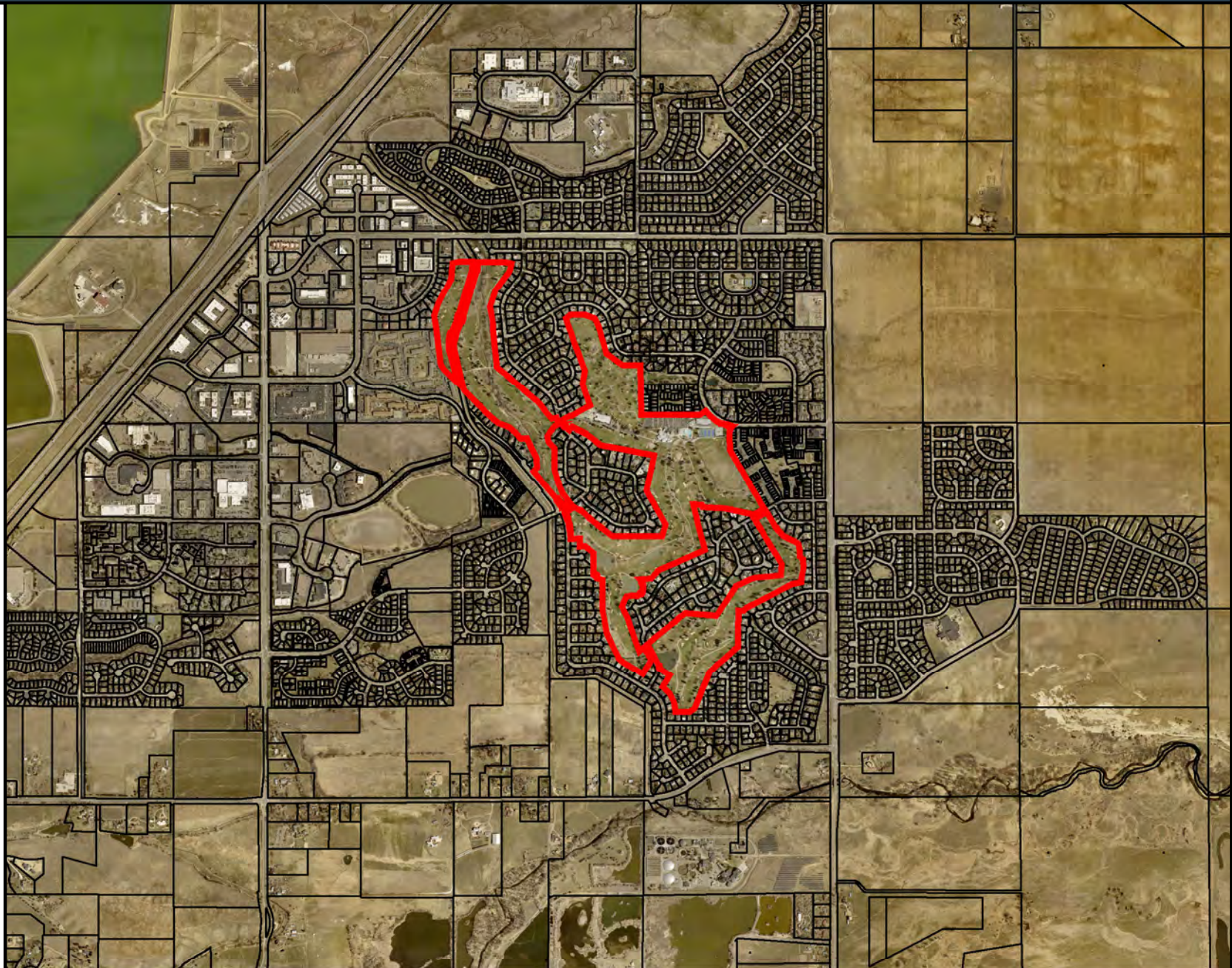
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Miles



Area of Detail Date: 6/13/2023



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Aerial

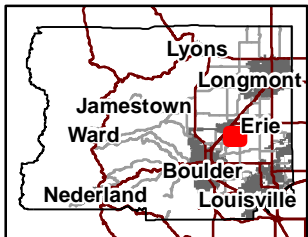
7350 CLUBHOUSE RD

 Subject Parcel

0 0.085 0.17
Miles



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Location

7350 CLUBHOUSE RD

Subject Parcel

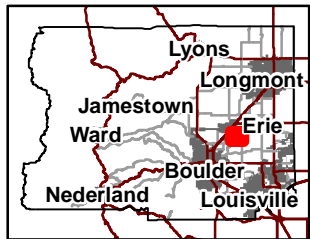
Subdivisions

Subdivisions

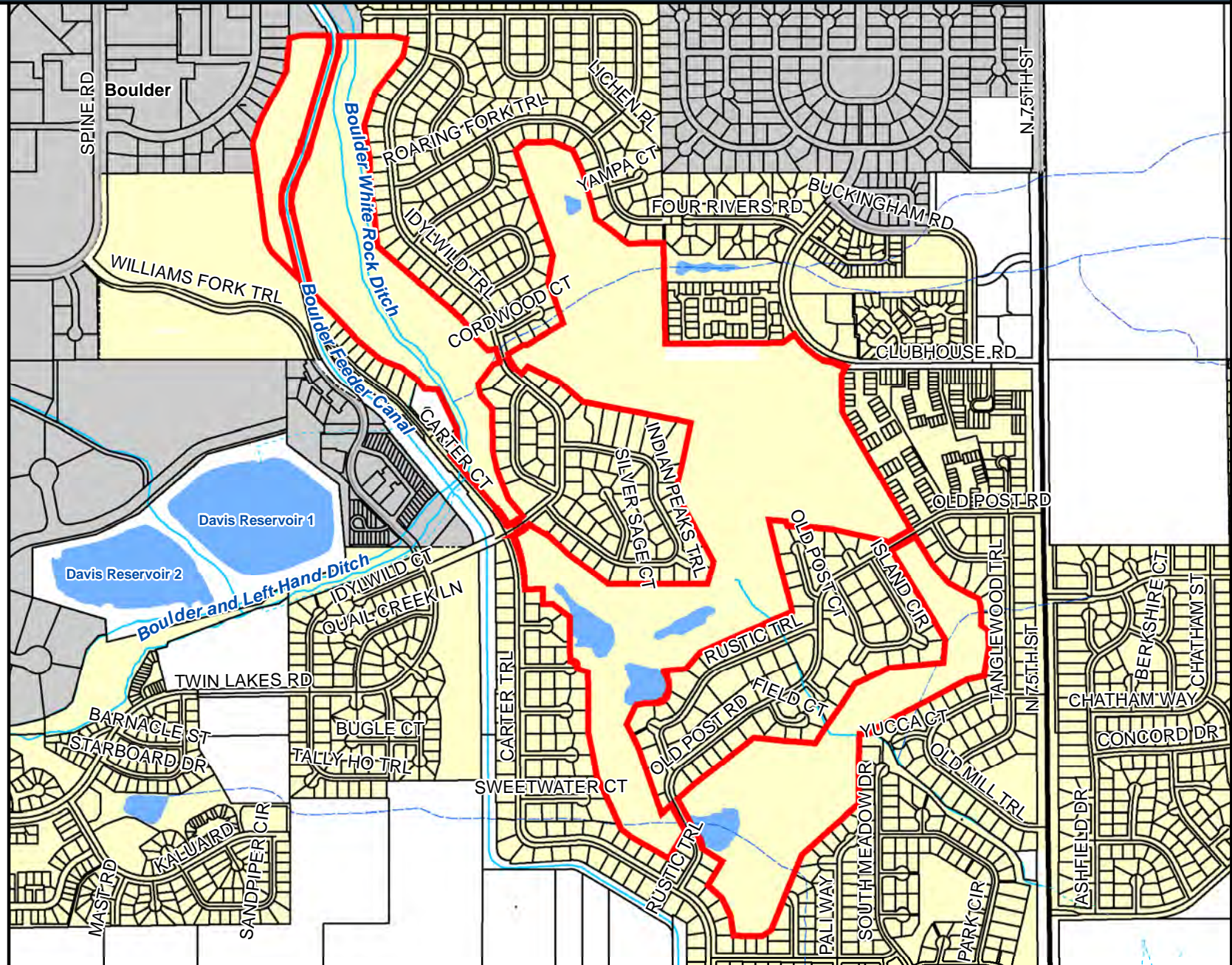
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Area of Detail Date: 6/13/2023

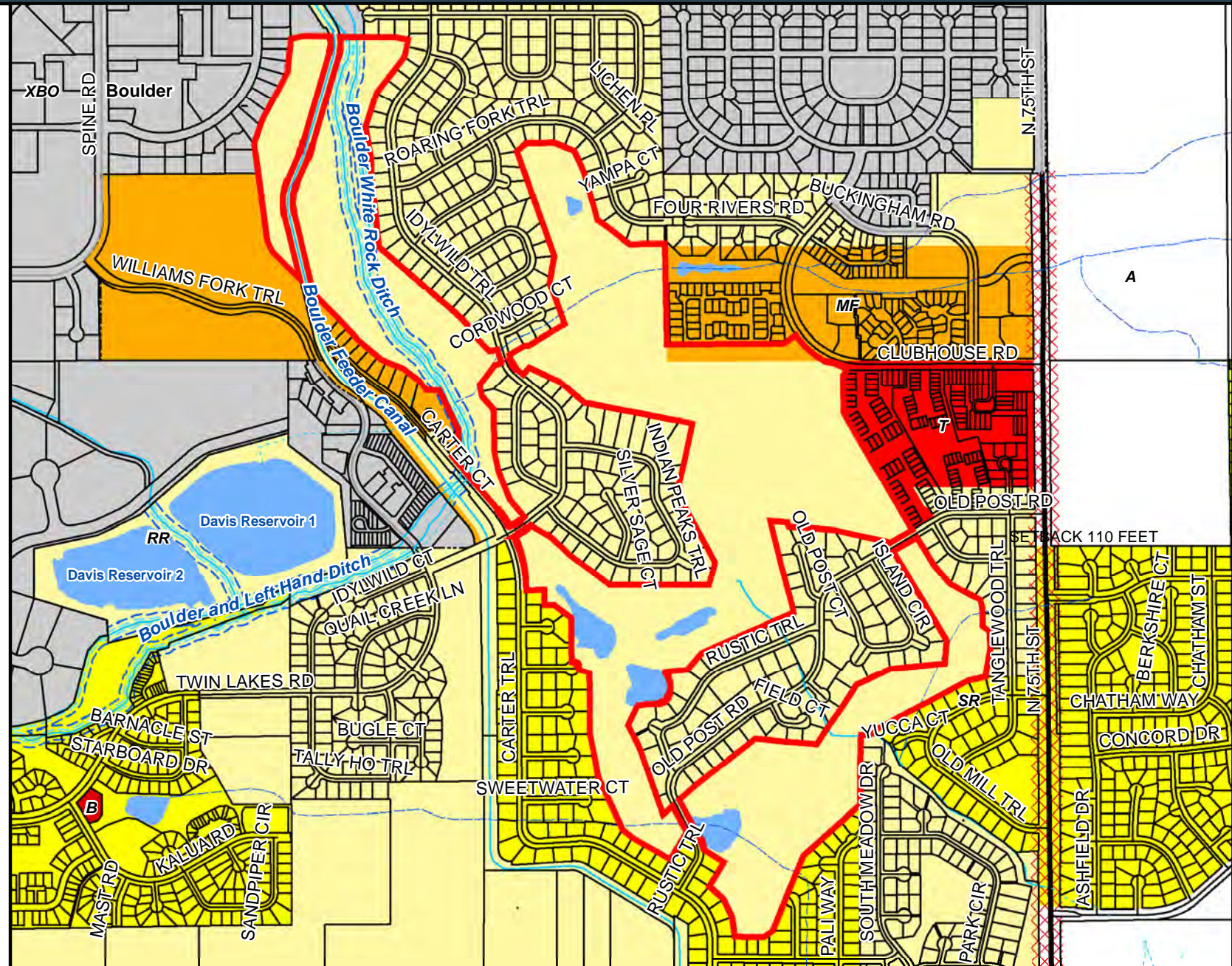


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7350 CLUBHOUSE RD





Community Planning & Permitting

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Comprehensive Plan

7350 CLUBHOUSE RD

Subject Parcel

NLNA Buffer

Critical Wildlife Habitats

Environmental Conservation Areas

Riparian Areas

Wetlands

Significant Agricultural Land

Ag of Statewide Importance

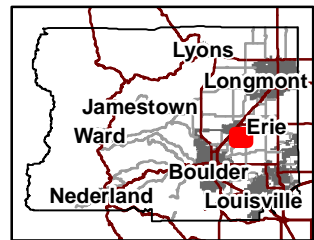
Ag of Local Importance

Rare Plant Areas

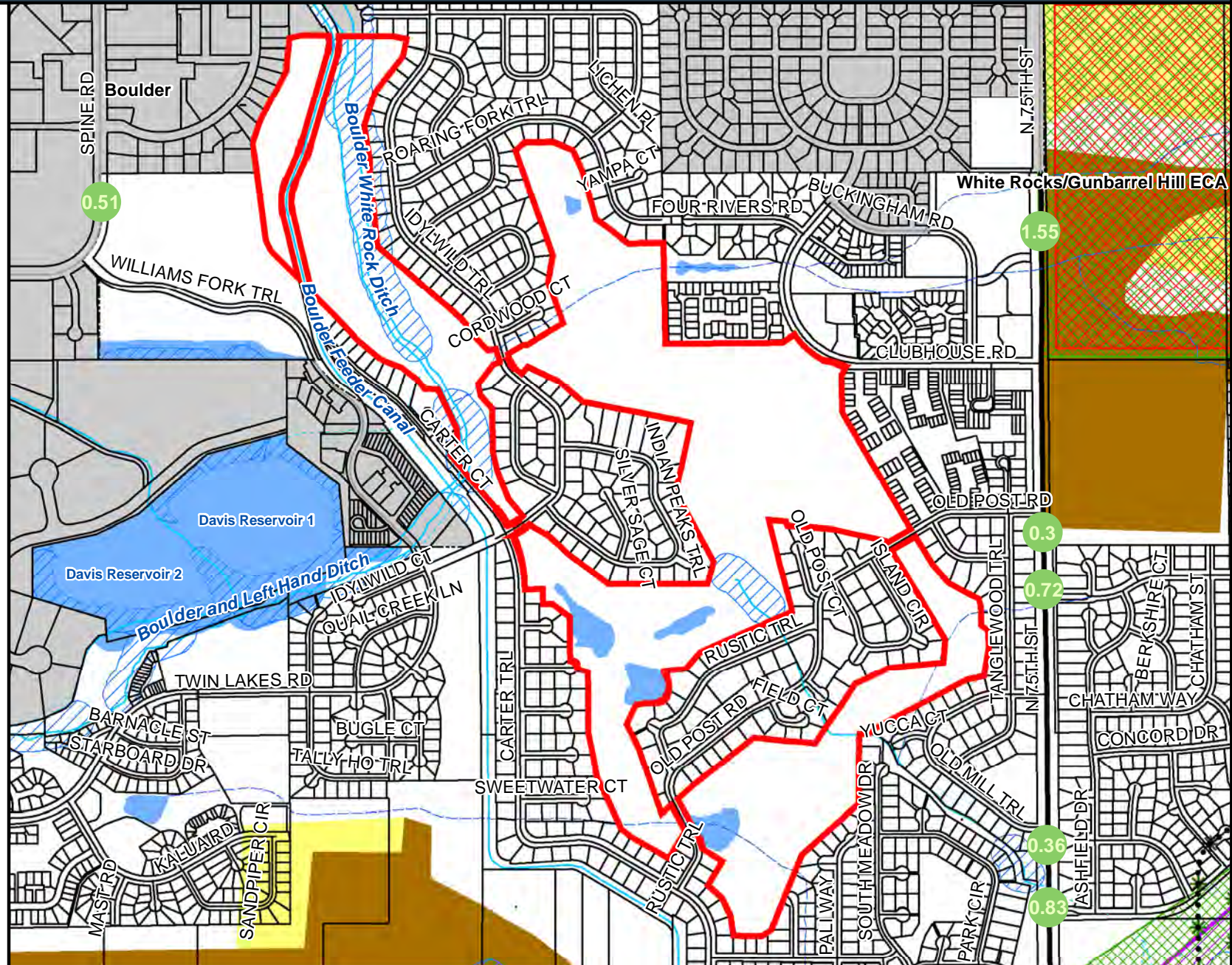
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Area of Detail Date: 6/13/2023



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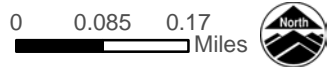
Community Planning & Permitting

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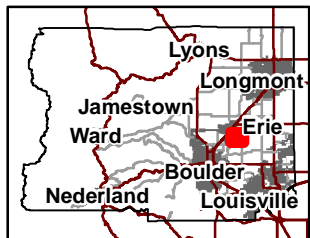
Elevation Contours

7350 CLUBHOUSE RD

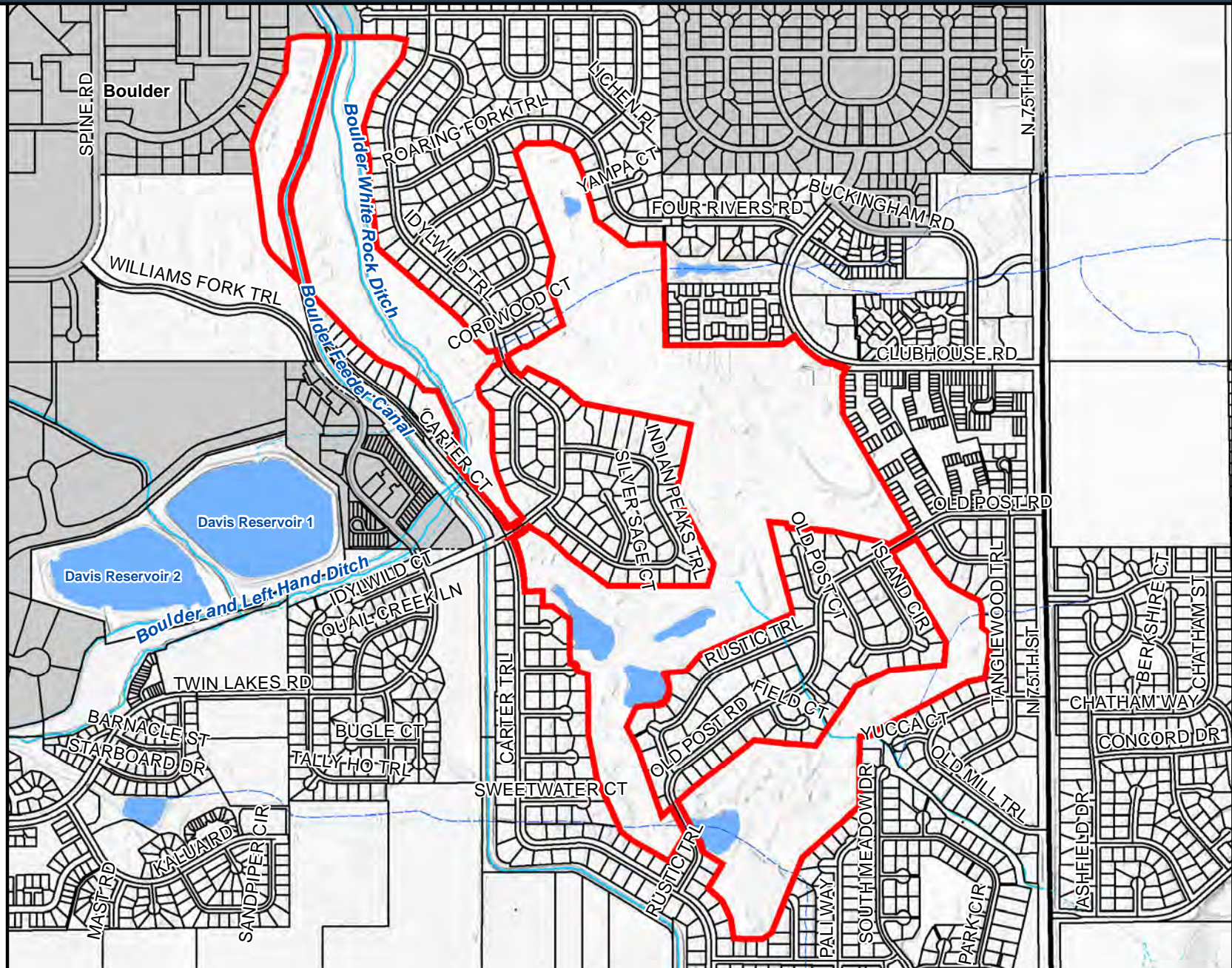
Subject Parcel



Area of Detail Date: 6/13/2023



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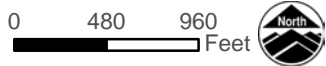
Community Planning & Permitting

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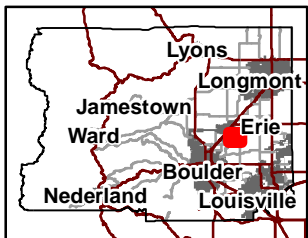
Geologic Hazards

7350 CLUBHOUSE RD

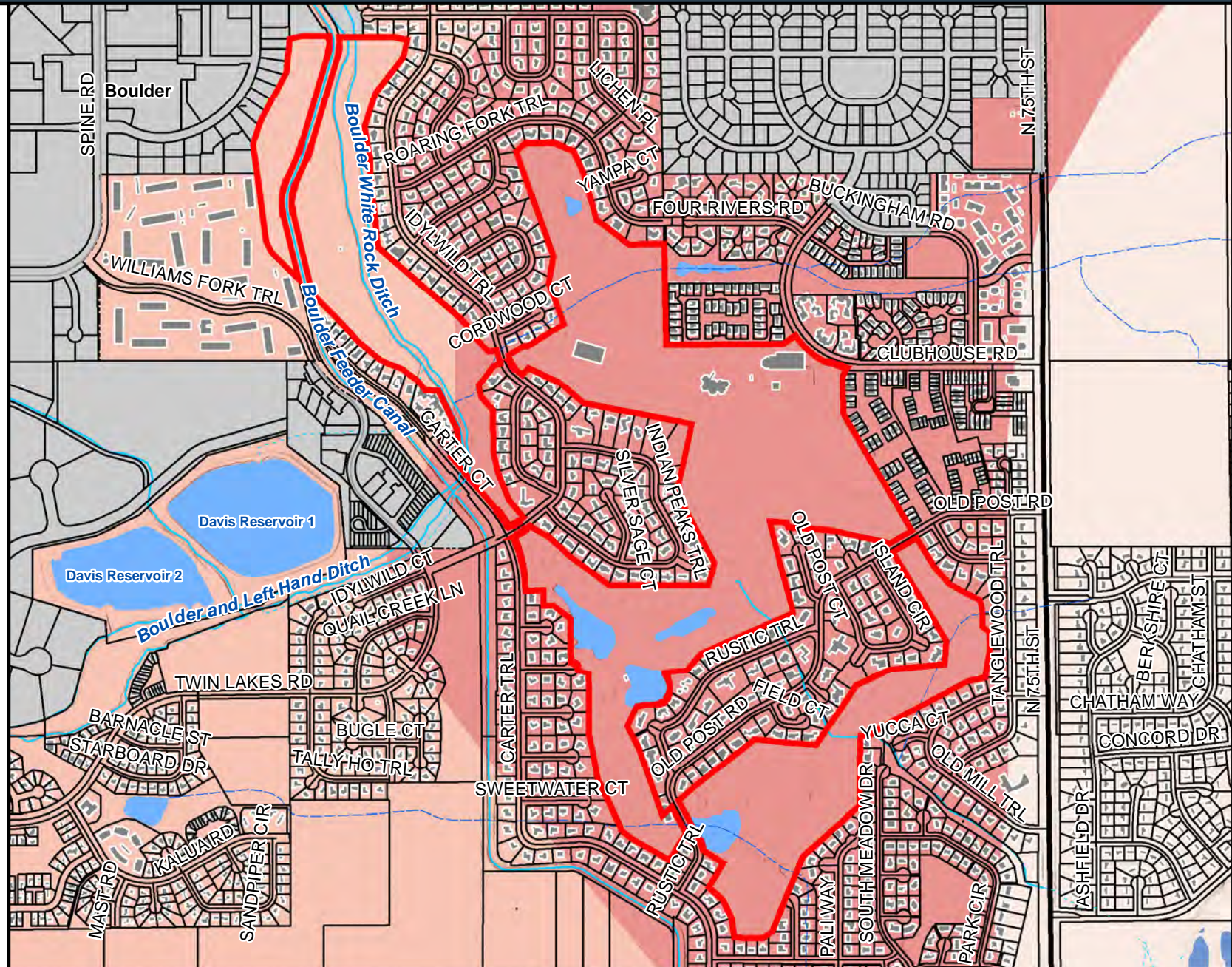
- Subject Parcel
- Very High Swelling Soil Potential
- High Swelling Soil Potential
- Moderate Swelling Soil Potential



Area of Detail Date: 6/13/2023



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Planning Areas

7350 CLUBHOUSE RD

Subject Parcel

Airport Influence

Airport Influence

Active IGA Boundary

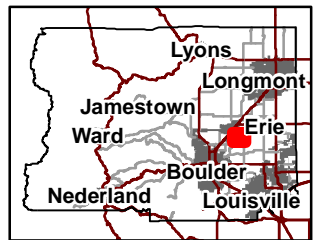
Active IGA Designation

BVCP

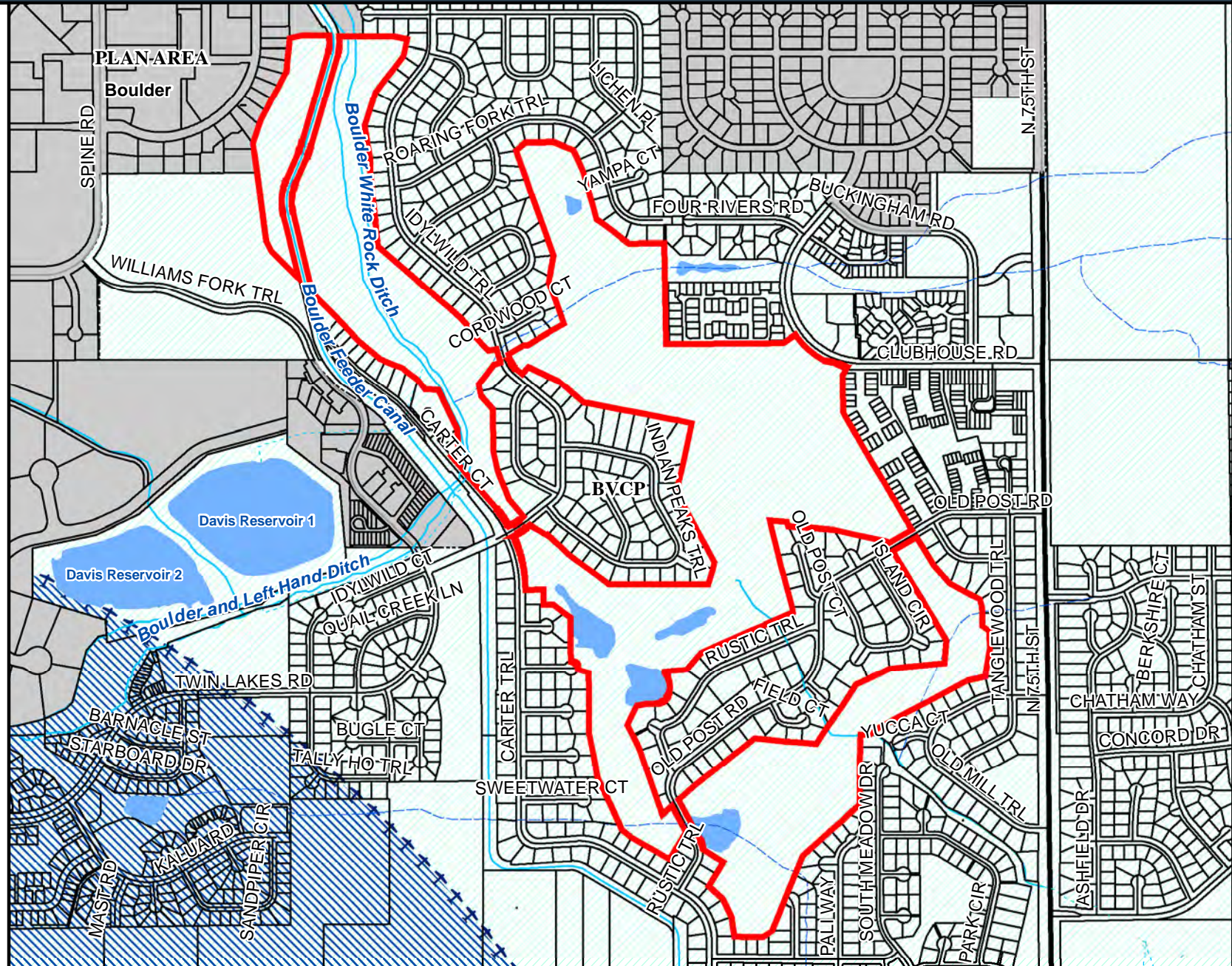
PLAN AREA

0 0.085 0.17 Miles

Area of Detail Date: 6/13/2023

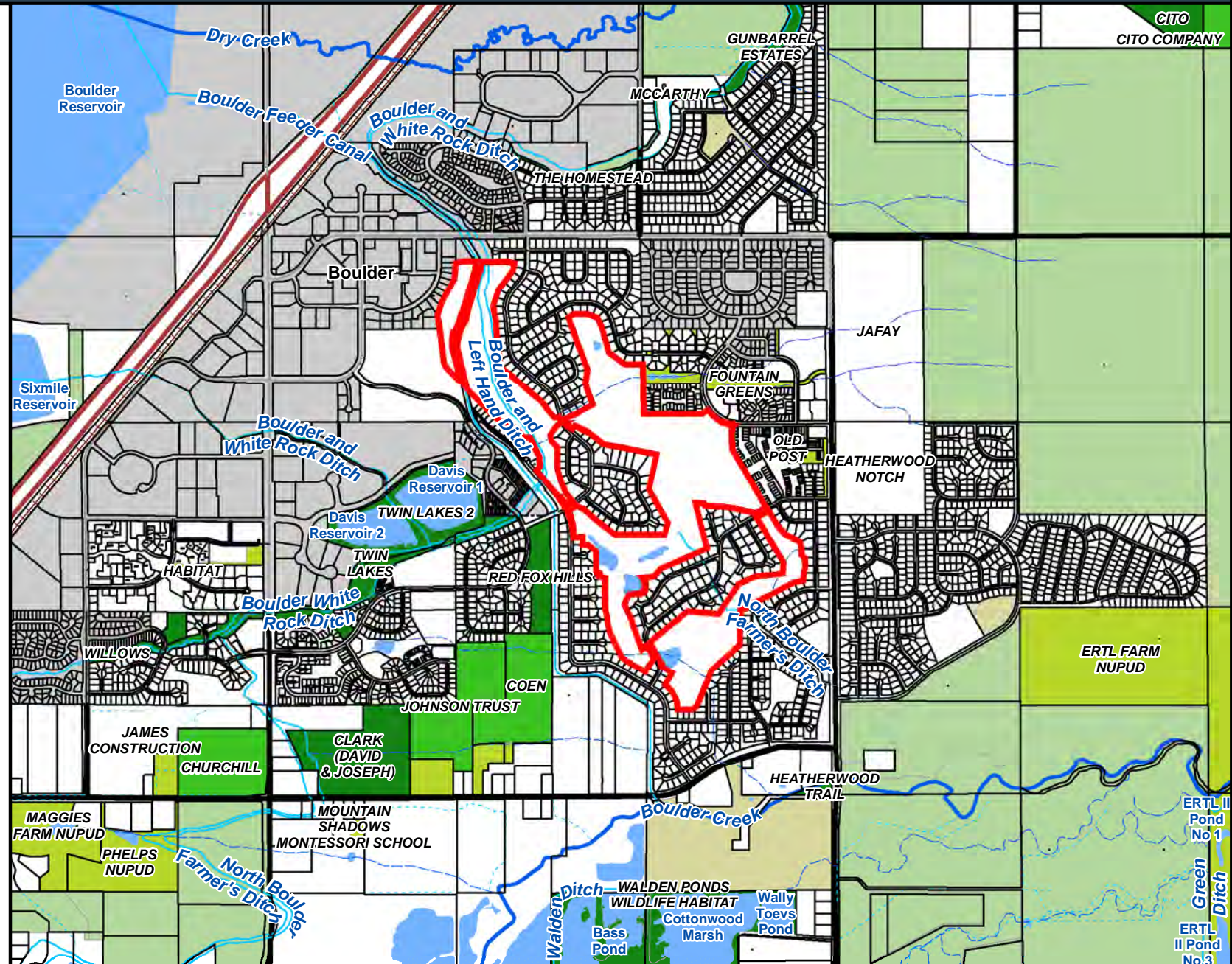
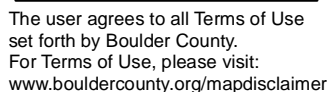


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2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

7350 CLUBHOUSE RD



To: Boulder County Board of County Commissioners

From: Michael Larson, General Manager Boulder Country Club

Re: Limited Impact Special Review Boulder Country Club

Four primary elements are included in this application for Limited Impact Special Review:

1. Classification of the Boulder Country Club (BCC) as a Use of Community Significance
2. Approval of the BCC as a Conforming Use
3. Approval of the tennis bubble (two tennis and six pickleball courts) as a seasonal structure covering existing identical uses during the winter season
4. Approval of a “long term” conceptual Master Plan for the BCC

As an integral part of the Limited Impact Special Review, please consider classification of the Boulder Country Club as Use of Community Significance. Several bases exist to support that designation.

1. Formation of the Gunbarrel Sub Community

The Gunbarrel Sub Community was authorized and formally initiated by joint action of Boulder County and the City of Boulder during the early 1960's as part of the "Spokes of the Wheel" long range Comprehensive Plan. At that time, the entire sub community was characterized by rural uses, primarily agricultural and minimal urban development.

By agreement, the area was to be developed over time, in phases, based upon the City of Boulder standards of development and densities, located within the unincorporated area of Boulder County. Special districts were designed to provide central water and sewer services, with major utility lines extended to the area by the City of Boulder. The sub community was created with the agreement that the entire area would be annexed to the City of Boulder when and as requested. All development was serviced by "revocable permits" which could be discontinued if the area refused annex when eligible and formally requested.

The primary catalyst for the formation of the Gunbarrel community, which created the historic, economic, social, and cultural basis for the entire sub community was the Boulder Country Club. The BCC established in 1964, provided essential recreational, social, cultural, etc., services to the future residents of the area, which otherwise were nonexistent. Additionally, at approximately the same time, IBM committed to construct a major facility within Gunbarrel to become a further economic catalyst to support the creation of the sub community.

Gunbarrel would not have been successfully undertaken without the establishment of the Country Club and of IBM. Clearly, as such, the Country Club justifies designation as a Use of Community Significance.

2. Services Provided

The Country Club (BCC) provides a comprehensive range of services and facilities to both residents of the Gunbarrel Community and to Boulder County residents at large.

Currently the BCC consists of 885 memberships. Of this amount, 392 members are current residents of the Gunbarrel community.

Services include a full range of year-round recreational and leisure services including golf, indoor and outdoor tennis, swimming, indoor gymnasium, and exercise equipment. Special programs and instruction are provided to kids, teens, and adults.

The clubhouse provides a comprehensive range of dining and entertainment services of all types, as well as multiple programs and activities for participants. The BCC also hosts special events and activities such as banquets, weddings, conferences, meetings, charity events, etc., for its members, guests, and organizations within Boulder County.

3. Future Expansion

The BCC has a full capacity of members. No future expansion is contemplated to increase the size of its membership or need for additional parking facilities, utilities, etc. Similarly, no change in the hours of operation to the club is proposed. Many of the members reside near the BCC, so they currently access the club by bicycle, golf cart, or by walking; therefore, vehicular impact on the residential community is limited and is not anticipated to increase to any significant extent.

During the winter months of November to April, overall average daily usage of the Club is significantly below that experienced during the peak summer season of May through October. This pattern is due to a number of factors.

By far the major drivers of member usage of the Club are the two golf courses and related facilities such as the practice greens, driving range, etc. These courses are infrequently used during much of the Winter period. Second, a relatively high percentage of members, estimated as much as 25%, own second homes and function as “snowbirds”, whereby during the winter months they reside in a variety of locations characterized by more favorable weather conditions and “winter” resort locations. Third, during the peak summer season, usage of the club house, including food and

beverage, meetings and conferences, clubs and activities, etc. are substantially more active than during the winter months. Fourth, the outdoor pool and snack bar, very popular for members and families, are closed for the season.

The proposed tennis bubble will only operate during the Winter months. It will be removed during the summer season. The addition of the bubble will convert to year-round of use for the six pickleball and two regular tennis courts, which currently operate only during the summer season. The availability of year-round use of the facilities will be of real value to those members who participate in tennis and pickleball and therefore are an important asset to the club. However, their conversion to year-round usage will only replace a small proportion of the decrease in average daily usage that occurs during the winter season to the rest of the club.

The same ratio would apply to the other club facilities. Parking capacity is significantly under utilized during the winter season as are other clubhouse facilities such as food and beverage, etc.

Thus, even with the installation of the proposed tennis bubble, net average daily usage of the BCC and corresponding off-site impacts on the larger neighborhood and infrastructure will be less during the winter months than the summer.

4. Designation of the BCC clubhouse as Historic Landmark by Boulder County Board of Commissioners

A fourth basis supporting the classification of the BCC as a Use of Community Significance is the following: In October of 2019, Boulder County, based upon recommendation of the Historic Preservation Advisory Board (HPAB) formally designated the BCC Clubhouse as a Historic Landmark. This action documents the importance of the Club to the community and to the architecture history of Boulder County. It also clearly supports the classification of the Boulder Country Club as a Use of Community Significance.

Change in status of the BCC from a legal non-conforming use operating under a classification as a Special Use to a “Conforming Use”

The BCC successfully operated from its inception in 1964 until 1991 as a permitted use within the Rural Residential Zoning District. In 1991, the County revised its zoning ordinance to remove “Membership Club” as an allowable use within the RR Zone. This effectively changed the status of the BCC to a pre-existing legal non-conforming use. In 1993, based upon an application to the Board of County Commissioners, the BCC was approved as a Special Use and was allowed to operate on that basis, consistent with an approved Master Plan for the property. This Master Plan has been periodically updated and amended, based upon formal actions by the County Commissioners.

The review process involved and required as part of the continued updating and periodic amendments to the Special Use is complex and cumbersome to effectively administer. Furthermore, based upon Section 4-1000 of the Land Use code, entitled Non-Conforming Structures and Uses, county policy states that “non-conforming uses and structures should be brought to conforming status as speedily as justice will permit...”

In so far as the BCC has been classified as a legal, non-conforming use since 1991 and as a Special Use for thirty years, it has been recommended by staff to change its status to become a Conforming Use. Approval of the BCC as a “Use of Community Significance” is an essential first step in that process.

The second step is to classify the BCC as a Conforming Use. As noted previously, the BCC was an allowed and a Conforming Use for almost thirty years at its current location and use. Through no action or application of its own and no change in use or intensity, it became a non-conforming use. This change then precipitated the application to the county to become a Special Use. The conversion of the BCC to a Conforming Use would be consistent with County Policy, and we believe, preferable to continued existence as a non-conforming or as a Special Use.

Dome Project Narrative

The BCC Tennis and Pickleball Dome will be a seasonal structure covering an existing hard-court surface that includes 6 outdoor pickleball courts and two outdoor tennis courts during the winter season, maximum of 180 days. The footprint of the dome to cover the courts would be 207' in length, 120' in width, maximum of 35' in height, covering a total 24,840 sq feet of court surface. Separate electrical and natural gas connections will provide for heat and inflation of the dome with the utilities located on a separate concrete pad, currently existing, to the west of the dome. The indoor dome lighting of the dome will be 40 480-watt LED fixtures. The dome will be opaque in color with very little light emission.

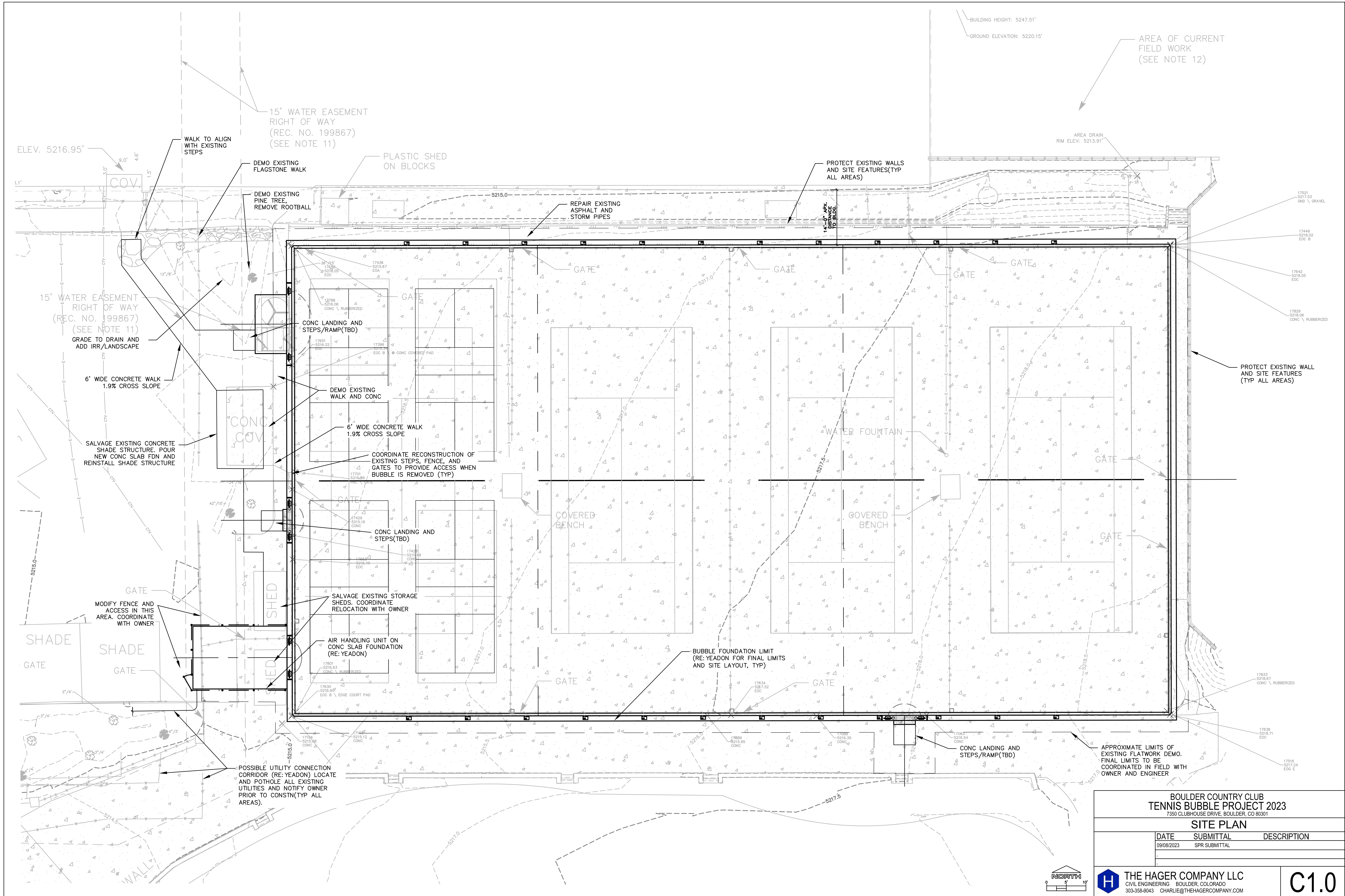
The addition of the dome structure does not increase club membership numbers. The seasonal dome provides the opportunity for Boulder Country Club to have a year-round tennis and pickleball program for its membership. The current year-round tennis facility is limited to three indoor tennis courts, which presents a challenge in providing indoor tennis playing options for our members during the winter months. The addition of pickleball to club programming has placed an increasing strain on the current indoor facility in providing both tennis and pickleball programming for the members during the indoor season. The availability of indoor and outdoor tennis courts in Boulder has become increasingly worrisome to the Boulder tennis community between the potential loss of the Rocky Mountain Tennis Facility along with the increase in popularity of pickleball causing several tennis facilities to combine their tennis courts with lines for pickleball competition. These challenges to the Boulder Tennis Community have been documented in a recent article in the Daily Camera on May 5th and an email sent to Boulder tennis clubs and facilities by Boulder Tennis Association League Coordinator, Jody Reenan, where she states, "As you probably know, the court availability situation in Boulder is dire. There are very few public court facilities with both enough courts and in acceptable enough condition for league play, and both RMTC and CU South may not be available after next year."

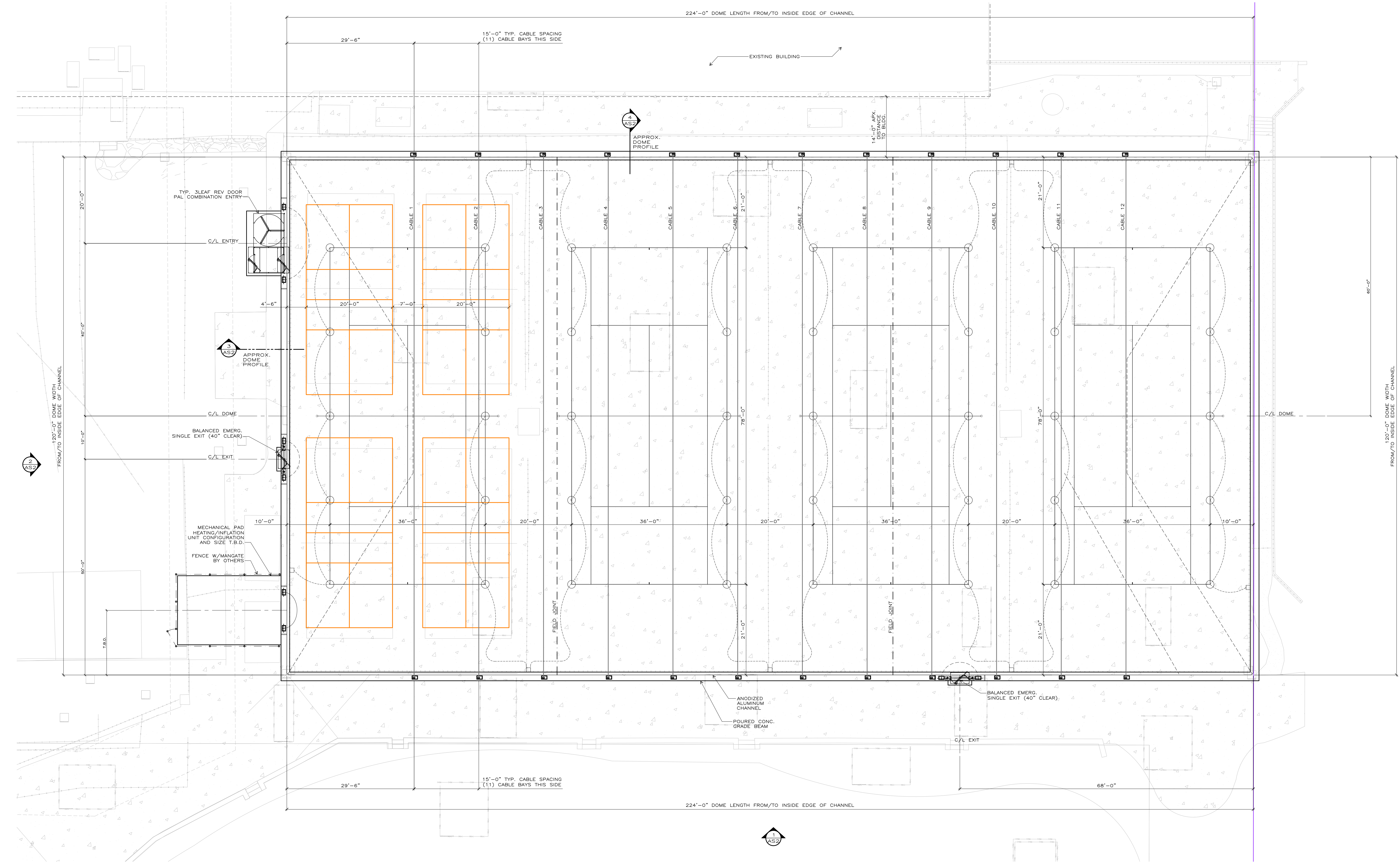
In an effort to minimize the impact on the surrounding areas, BCC has considered the following:

- a. Limiting light and sound emission while operating the dome. The dome is opaque with very little, if any, light emitting from the dome. There is a light indicating an emergency exit, as required, but that will be south facing towards the golf course. There is some sound emission expected with operating the inflation system. However, the maintenance pad for electrical and natural gas will be west of the dome next to our outdoor pool area. It has no impact on any surrounding residences or member use of the club facilities.
- b. The hours of operation will be the same as the BCC Athletic Center and Indoor Tennis Facility; 5:00am-9:00pm weekdays and 7:00am-9:00pm on weekends.
- c. There are no plans to increase membership capacities.
- d. Sight line will minimally affect two to three residences located to the East of the dome during the winter season while the dome is operating, 180 days or less, with the dome removed from the site during the outdoor season, May through October. Additionally, the townhomes to the East are situated approximately 175ft from the proposed dome, which further moderates any impacts. Residences to the North are effectively separated and screened from the dome by the existing permanent indoor tennis structure. The club driving range/golf course is to the South of the dome and the outdoor pool area and clubhouse located to the West, with no impact on surrounding residences in either direction.
- e. In the wintertime period, we have about 15% of our membership considered snowbirds. Essentially, they leave the Boulder area around the month of October, and most do not return until the month of May.

- f. Approximately an additional 10% of the membership owns a property up in the mountains which we believe they used for winter recreation. These members usually leave for the mountains.
- g. Based on our revenue data, we do approximately 67% of our revenues (taking dues out of the equation) in the months of April through September. This means that for the months of November through March we make 33% of our revenues (less dues revenue).
- h. Golf rounds see a huge reduction due to seasonality with 80% (these computes to about 19,200 rounds out of approximately 24,000 rounds a year) is done between April and September. October – March is 20%.
- i. We average total tennis visits at about 27,000 per total calendar year. This equals about 74 tennis visits a day. April through September our average tennis visits is 92 a day. Please note that in the summertime period we have the use of the 3 true-hard tennis courts outside along with the 4 pickleball courts. Total summer visits are about 16,000. October through March we average 60 visits per day resulting in wintertime totals visits to be about 11,000. We estimate with the use of the seasonal Tennis Bubble we move up to an average of 74 visits per day resulting in about a 23% increase in visits totaling 13,530 in the wintertime with the addition of the Tennis Bubble. In other words, because we are a seasonal club by nature, the Tennis Bubble would increase Tennis visits, but overall, the decrease in average daily visits to the club do to reduction in golf, food and beverage, meeting and activities more than compensate for the incremental trips generate by the seasonal Tennis Bubble.
- j. Total Tennis department revenues are approximately 10% of our total revenues excluding dues revenue.

It is our hope that we can provide the opportunity for our BCC Membership to enjoy participating in both tennis and pickleball program year-round without the challenge of limited court space. Additionally, it is our intention to assist Boulder Tennis Community with opportunities for tennis and pickleball competitions throughout the winter months by hosting local tournaments and events held in the BCC Tennis and Pickleball Dome.



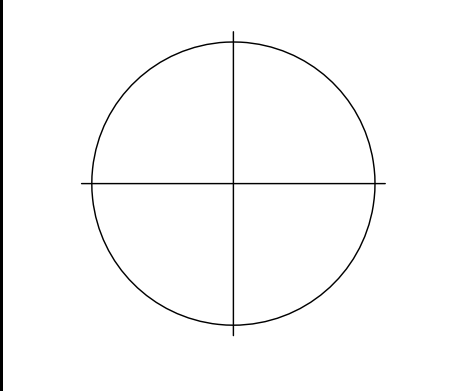


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NO.	DESCRIPTION	DATE

REVISIONS:

PROJECT NORTH



SEAL:

PROJECT:

**BOULDER
COUNTRY CLUB
MULTI-SPORT DOME**

PROJECT LOCATION:
BOULDER, CO

DRAWING:
PLAN VIEW

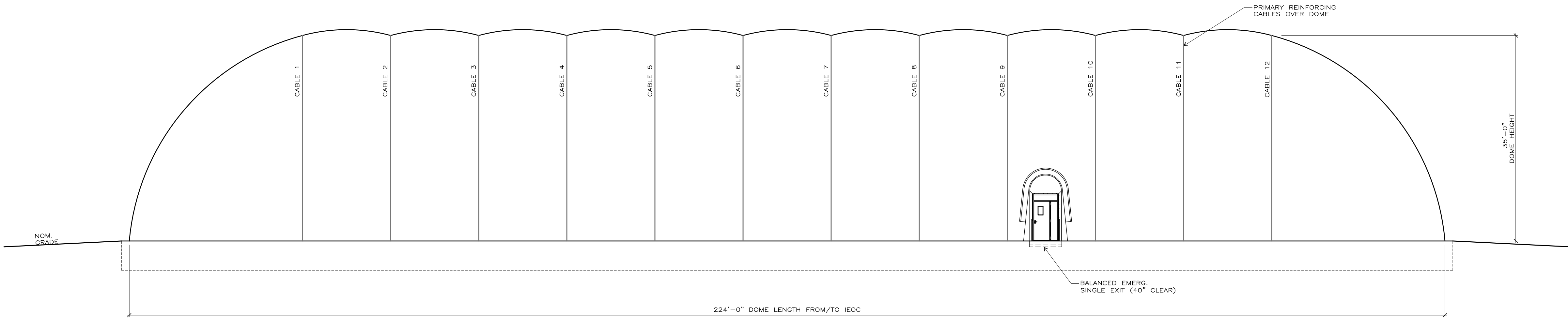
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DATE:
24/AUG/23

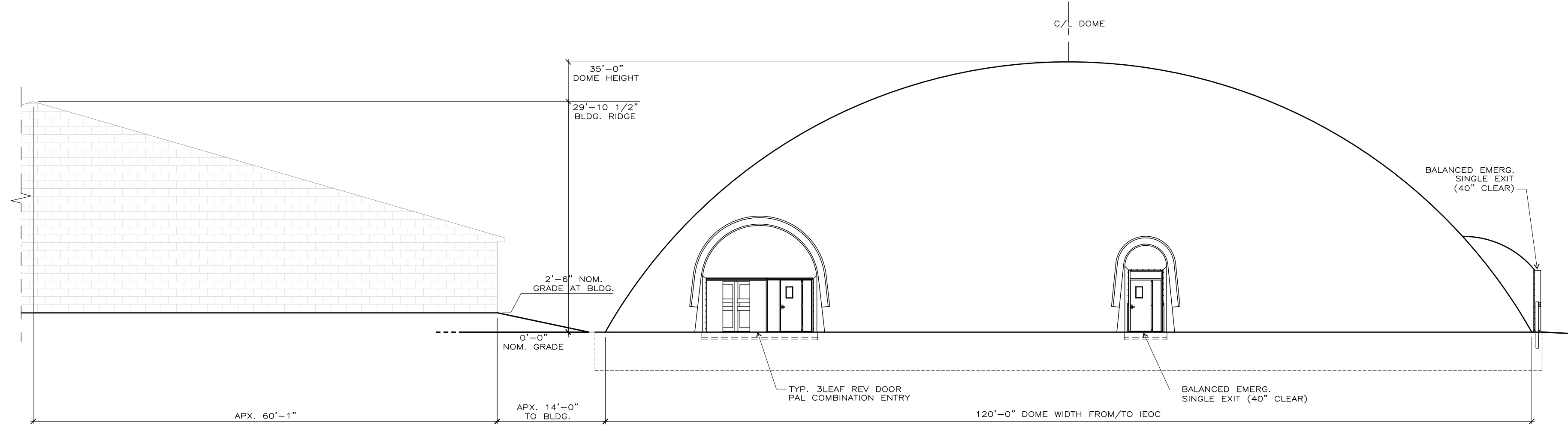
DRAWN BY:
K.K.

APPROVED BY:
AS-1

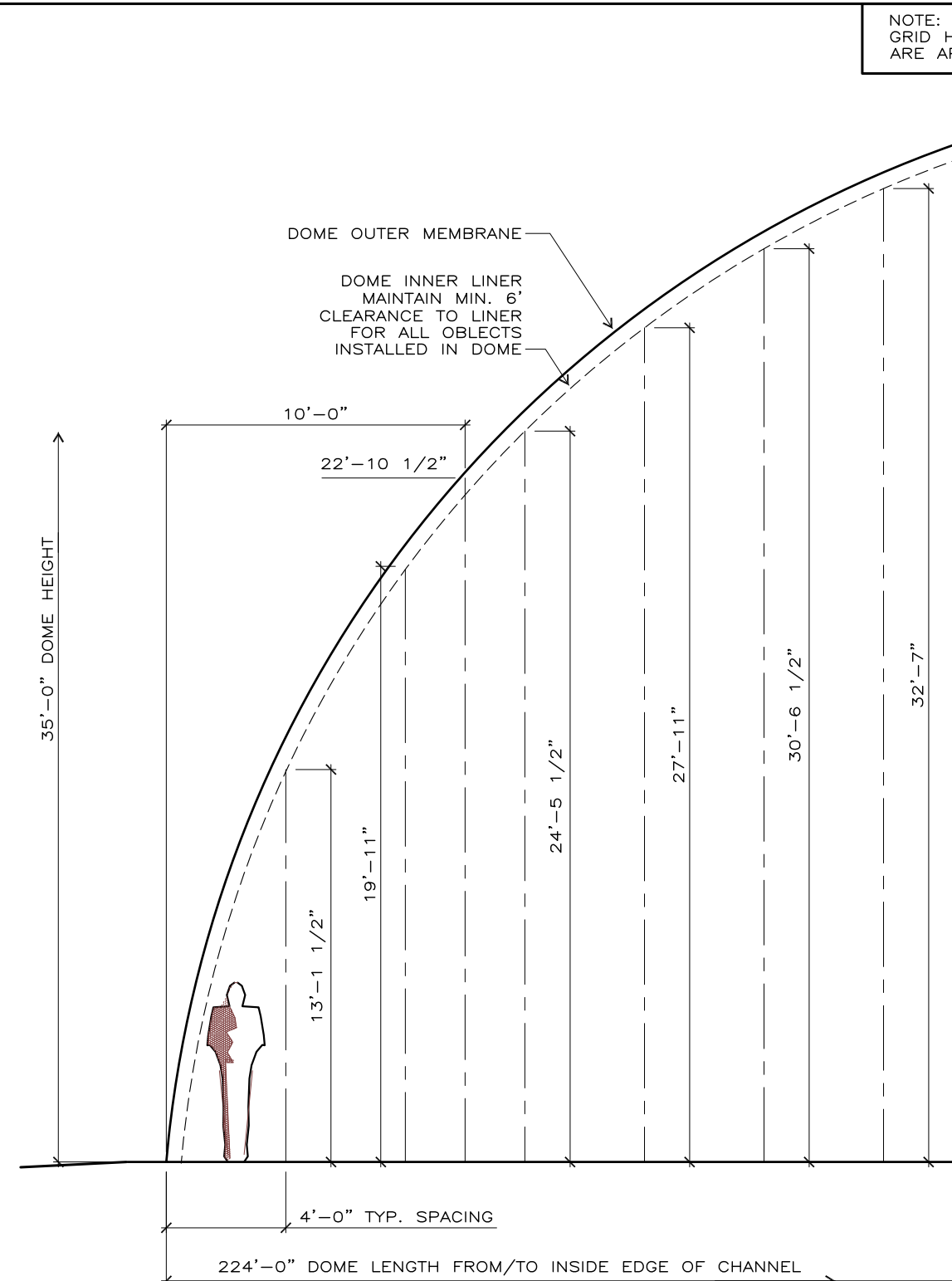
1 SIDE ELEVATION
AS2 SCALE : 3/32"=1'-0"



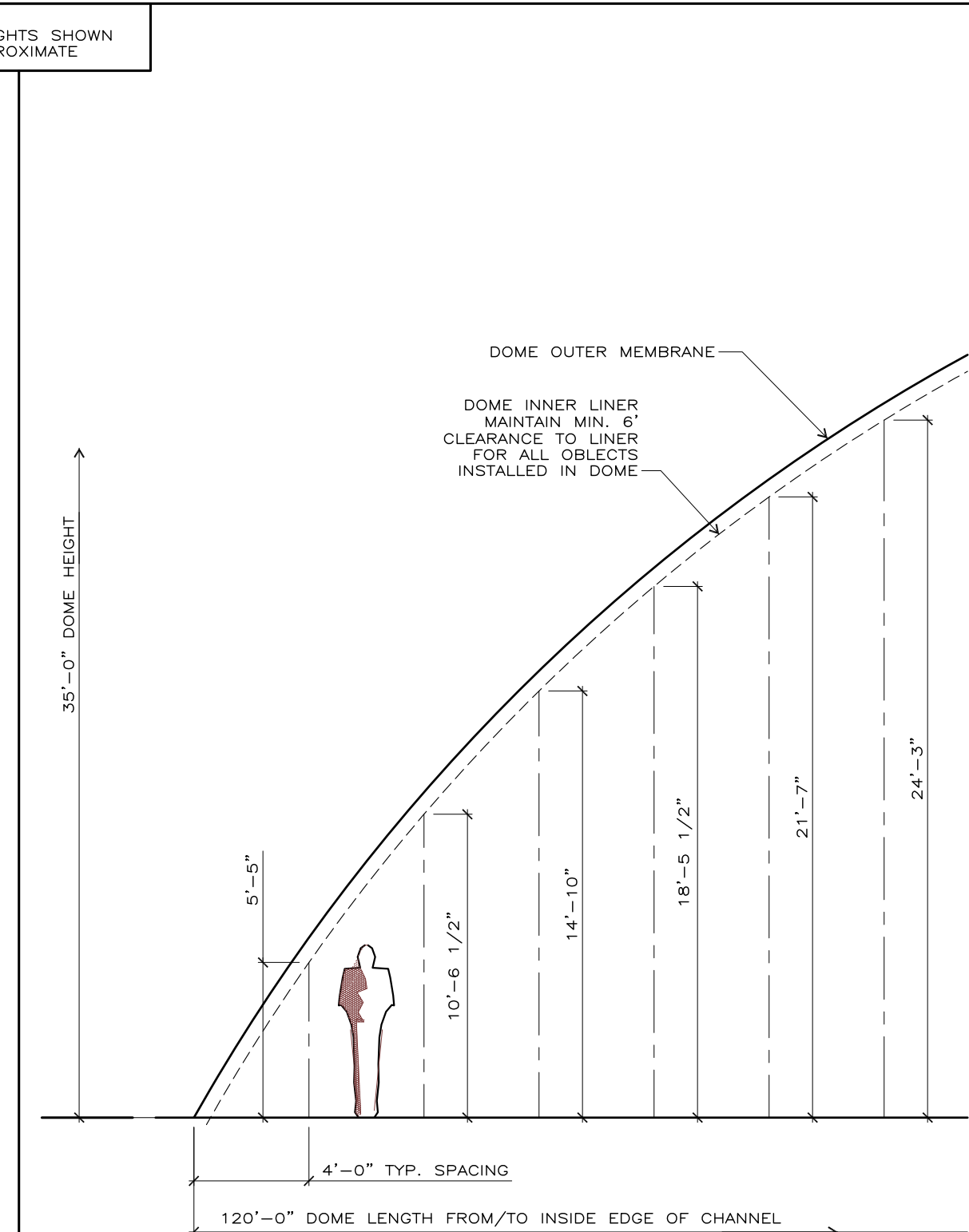
2 END ELEVATION
AS2 SCALE : 3/32"=1'-0"



3 APPROX. DOME PROFILE AT END
AS2 SCALE : 3/16"=1'-0"



4 APPROX. DOME PROFILE AT SIDE
AS2 SCALE : 3/16"=1'-0"



GENERAL NOTES:

1. DESIGN LOADS:

- THIS STRUCTURE IS AN AIR SUPPORTED STRUCTURE IN WHICH THE FABRIC IS SUPPORTED BY INTERNAL PRESSURE. THE INTERNAL PRESSURE IS MONITORED DAILY BY THE OWNER AND IS INCREASED PRIOR TO HIGHER WINDS OR TO SNOWFALLS, AS DIRECTED IN THE OWNER'S MANUAL, IN ORDER TO PROVIDE REQUIRED RESISTANCE TO THE WEATHER LOADS.
- WIND : IN ACCORDANCE WITH 2015 IBC AND 2016 ASCE-7, 155 MPH (ULT). EXPOSURE C. PRESSURE DISTRIBUTION TO 2016 ASCE 7.
 - RISK CATEGORY II, MAXIMUM OCCUPANCY IN DOME < 300
- INTERNAL DESIGN PRESSURE :
 - INTERNAL DESIGN PRESSURE IS : 13.46 PSF (2.59" W.C.) THIS IS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY DURING WEATHER EVENTS.
 - DURING NON-WEATHER EVENTS, THE OWNER MAY REDUCE THE INTERNAL PRESSURE, AT THEIR OWN DISCRETION. MINIMUM INTERNAL PRESSURE IS : 3.9 PSF (0.75" W.C.).
 - STANDBY SET FOR 0.12 kPa (2.6 PSF, 0.5"W.C.) FOR THE "ON" VALUE.
- SNOW :
 - GROUND SNOW 40PSF
 - SNOW IMPORTANCE FACTOR Is=1, SNOW EXPOSURE FACTOR Ce=0.9, THERMAL FACTOR Ct=0.85
 - DOME WILL SHED SNOW DUE TO CURVATURE OF MEMBRANE, INTERNAL PRESSURE AND HEAT. SNOW STARTS TO MELT ON CONTACT, THEN AS IT ACCUMULATES, A LAYER OF MELTWATER FORMS BETWEEN THE SNOW AND THE MEMBRANE SURFACE ALLOWING THE ACCUMULATED SNOW TO SLIDE OFF.
 - SNOW TO BE MANUALLY REMOVED BY OWNER IF EXTREME CONDITIONS EXIST (ASCE 55-16 6.1.1)
 - SNOW TO BE REMOVED FROM ALL SIDES OF DOME BY OWNER AFTER EVERY SNOWFALL
 - IF SNOW IS FORECAST, THE OWNER MUST HAVE PERSONNEL AVAILABLE TO MONITOR DOME OPERATION DURING THE SNOW EVENT.
- DEAD LOAD : SELF WEIGHT OF DOME, INSULATION AND CABLES

2. STRUCTURAL:

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES, LOCAL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.
- THE ENGINEER SHALL BE GIVEN 48 HOURS MINIMUM NOTICE BY THE CONTRACTOR FOR ALL REQUIRED INSPECTIONS OF FOUNDATION, REINFORCING STEEL, STRUCTURAL STEEL AND FRAMING. THIS SET OF DRAWINGS REPLACES ALL PREVIOUS DRAWINGS.
- ALL SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. NO CHANGES SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE ENGINEER.
- ALL SURFACES OF STRUCTURES DIRECTLY EXPOSED TO THE INTERIOR OF THE AIR STRUCTURE SHALL BE DESIGNED TO WITHSTAND A MINIMUM OF 30 PSF OF AIR PRESSURE.
- FABRIC STRESS RELIEF CABLES ABOVE OPENINGS IN THE PRIMARY MEMBRANE SHALL BE DESIGNED AS CATENARY SPANS OF STEEL CABLE, SELECTED AND SUPPLIED BY YEADON FABRIC STRUCTURES IN ACCORDANCE WITH THE FABRIC STRESS CALCULATIONS PROVIDED BY THE ENGINEER FOR THIS PROJECT.
- THIS AIR STRUCTURE HAS BEEN DESIGNED USING CSA DOCUMENT CSA S367-12 AND ASCE 55-16 AS GUIDES.

3. EXCAVATION AND BACKFILL:

- SOIL CONDITIONS SHALL BE REPORTED TO THE ENGINEER AT THE TIME OF EXCAVATION AND AT HIS DISCRETION THE ENGINEER MAY REQUIRE FURTHER SOILS INVESTIGATION, OR MODIFICATIONS TO THE GRADE BEAM DESIGN.
- REMOVE ALL TOP SOIL AND DELETERIOUS MATERIAL FROM BENEATH ALL STRUCTURE COMPONENTS.
- USE ONLY ENGINEER APPROVED COMPACTED FILL TO RAISE GRADES WHERE REQUIRED BENEATH STRUCTURES.
- COMPACT ALL GRANULAR FILL TO 98% SPDD. COMPACTION TESTING SHALL BE CARRIED OUT BY A QUALIFIED GEOTECHNICAL CONSULTANT PRIOR TO INSTALLATION OF ANY STRUCTURES SUPPORTED ON FILL.
- SLOPE ALL GRADES AWAY FROM THE AIR STRUCTURE AND ITS COMPONENTS.
- PROTECT EXCAVATIONS AND GRADE BELOW SLABS FROM FROST PENETRATION BY PROPER USE OF STRAW, THERMAL BLANKETS AND TARPS.

4. CONCRETE:

- ALL CONCRETE AND REBAR SHALL CONFORM TO ACI CODE 318-LATEST EDITION.
- CONCRETE STRENGTH SHALL BE 3000 PSI, 6% +/-1% AIR EN IN ALL CASES, UNLESS OTHERWISE SPECIFIED.
- USE ONLY GRADE 60 (60,000 PSI) DEFORMED REBAR.
- APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXCESSIVE EVAPORATIVE WATER LOSS AND ENSURE PROPER CURING.
- ALL CONCRETE SHALL BE TESTED BY AN ACI CERTIFIED CONCRETE TESTING LABORATORY.
- USE HIGH FREQUENCY VIBRATION TO PLACE AND CONSOLIDATE CONCRETE.
- APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES FOR AT LEAST 7 DAYS FOLLOWING CONCRETE PLACEMENT.
- PROVIDE GROUT CLEANED RUBBER FISH IN ACCORDANCE WITH ACI 301-10 FOR ALL FORMED CONCRETE SURFACES EXPOSED TO SNOW.
- ENSURE 2" MINIMUM COVER FOR ALL REBAR IN FORMED CONCRETE, 3" MINIMUM COVER FOR CONCRETE POURED AGAINST SNOW.
- PROVIDE VERTICAL CONTROL JOINTS @ 20'-0" O.C. MAX. LOCATE MID DISTANCE BETWEEN CABLE ANCHORAGE. KEY EX FACE 1" MIN AND CAULK. CUT EVERY OTHER HORIZ. BAR.
- RE-BAR LAP/SPICE LENGTHS:
#4 = 22"
#5 = 28"
#6 = 32"

5. ELECTRICAL NOTES:

- (SEE ALSO ELECTRICAL DRAWINGS BY OTHERS ISSUED FOR THIS PROJECT)
- EXITS:
THE CONTRACTOR SHALL PROVIDE (1) 277V/15A DEDICATED CIRCUIT FOR EMERGENCY LIGHTING ONLY AND ALL EMERGENCY LIGHTS SHALL BE POWERED BY THIS CIRCUIT.
- POWER SUPPLY FOR EMERGENCY EXITS SHALL BE BROUGHT WITHIN 12" OF EACH EXIT DOOR OPENING AS LOCATED IN THE CONSTRUCTION DRAWINGS.
- WHERE THE POWER SUPPLY IS RUN IN CONDUIT CAST INTO THE FOUNDATION GRADE BEAM, 10" CLEARANCE MUST BE PROVIDED BELOW FINISHED CONCRETE SURFACE TO AVOID CONTACT WITH ANCHOR BOLTS.
- LIGHTING:
POWER SUPPLY FOR LIGHT FIXTURES SHALL BE BROUGHT TO RECEPTACLE BOXES AS LOCATED IN THE CONSTRUCTION DRAWINGS.
- ELECTRICAL CONTRACTOR TO TRIM AND INSTALL PLUG ENDS ON EACH LIGHT CORD IN PROPER LOCATIONS.
- VOLTAGE, AMPERAGE AND J-BOX LOCATIONS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES, IN WRITING, PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.
- IT IS RECOMMENDED THAT LIGHTING CONTACTORS BE USED WITH REMOTE LOCATION SWITCHING AT A CONTROL POINT, LOCATED BY THE OWNER / DEVELOPER.
- FOR SUSPENDED LIGHTING, EVERY EFFORT IS MADE TO HANG LIGHTS VERTICALLY AND HORIZONTALLY, DUE TO THE CURVATURES OF THE DOME AND THE DIFFERING LOCATIONS OF THE FIXTURES ON THE INDIVIDUAL PANELS, VARIATION IN HEIGHT AND HORIZONTAL ALIGNMENTS MAY OCCUR. OTHER FACTORS SUCH AS DOME PRESSURE MAY ALSO AFFECT THE LOOK AND ALIGNMENT OF THE FIXTURES.

6. MECHANICAL EQUIPMENT:

- SEE MECHANICAL DRAWINGS (BY OTHERS ISSUED FOR THIS PROJECT).
- POWER SUPPLY FOR MECHANICAL EQUIPMENT SHALL BE BROUGHT TO LOCATIONS AS INDICATED ON THE CONSTRUCTION DRAWINGS. (NOTE: EQUIPMENT IS SUPPLIED WITH MAIN DISCONNECT).
- VOLTAGE AND AMPERAGE REQUIREMENTS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES IN WRITING PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.
- THE ELECTRICAL CONTRACTOR SHALL COMPLETE ALL ELECTRICAL TERMINATIONS AND CONNECTIONS.
- THE INFLATION UNIT IS SHIPPED IN SECTIONS FOR SHIPPING, FIELD ASSEMBLY REQUIRED. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONNECTING THE ELECTRICAL SPLITS ON THE SECTIONS.
- ELECTRICAL CONTRACTOR SHALL TEST ROTATION PRIOR TO MANUFACTURER FACTORY STARTUP.
- FOR PRESSURE SENSING TUBING, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL 3/4" CONDUIT FROM CONTROL PANEL TO STUB UP IN BOX INSTALLED IN GRADE BEAM IN DOME INTERIOR, AND FROM CONTROL PANEL TO ATMOSPHERE, TO TERMINATE IN BOX WITH SCREENED VENT.
- FOR BLOW DOWN DISCHARGE UNITS, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL TEMPERATURE SENSORS IN THE DISCHARGE AND RETURN AIR DUCTS.
- FOR REMOTE PC/MOBILE ACCESS, ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT AND INSTALL FIBERNET CABLE FROM REMOTE PC LOCATION TO INFLATION UNIT.
- OWNER TO PROVIDE IP ADDRESS AND PC CONNECTED AT TIME OF INSTALL FOR REMOTE ACCESS OPTION.

7. FABRIC SPECIFICATIONS:

SHELTER RITE	STYLE 8028	STYLE 9032
BASE -TYPE	POLYESTER	POLYESTER
FABRIC -WEIGHT	(7.5 oz/yd ²)	(10.0 oz/yd ²)
FINISHED COATED WEIGHT	(28 +/-2/-1 oz/yd ²)	(32 +/-2/-1 oz/yd ²)
TONGUE TEAR	(8" x10" SAMPLE @ 12"/MIN.)	(8" x10" SAMPLE @ 12"/MIN.)
ASTM D751	(275/275 lbf)	(300/300 lbf)
TRAPEZOID TEAR	(85/85 lbf)	(100/100 lbf)
ASTM D4533		
GRAB TENSILE	(700/700 lbf)	(840/840 lbf)
ASTM D751		
STRIP TENSILE	(515/515 lbf/in)	(650/650 lbf/in)
ASTM D751 PROCEDURE B		
ADHESION (MINIMUM)	(10 lbf/in)	(11 lbf/in)
ASTM D751 DIELECTRIC WELD		
HYDROSTATIC RESISTANCE	(500 psi)	(500 psi)
ASTM D751 PROCEDURE A		
DEAD LOAD	(2" SEAM, 4 HRS, 1" STRIP)	(2" SEAM, 4 HRS, 1" STRIP)
MIL-T-52933E (MODIFIED)	(266 lbf @ ROOM TEMPERATURE)	(266 lbf @ ROOM TEMPERATURE)
PARA 4.5.2.19	(133 lbf @ 160° F)	(133 lbf @ 160° F)
LOW TEMPERATURE	(LTC: PASS @ -40° F)	(LTC: PASS @ -40° F)
ASTM D2138	(LTA: PASS @ -67° F)	(LTA: PASS @ -67° F)
1/8" MANDREL 4HRS		

NO.	DESCRIPTION	DATE

REVISIONS:

SEAL:

PROJECT:

**BOULDER
COUNTRY CLUB
MULTI-SPORT DOME**

PROJECT LOCATION:
BOULDER, CO

DRAWING:
**ELEVATIONS
GEN. NOTES**

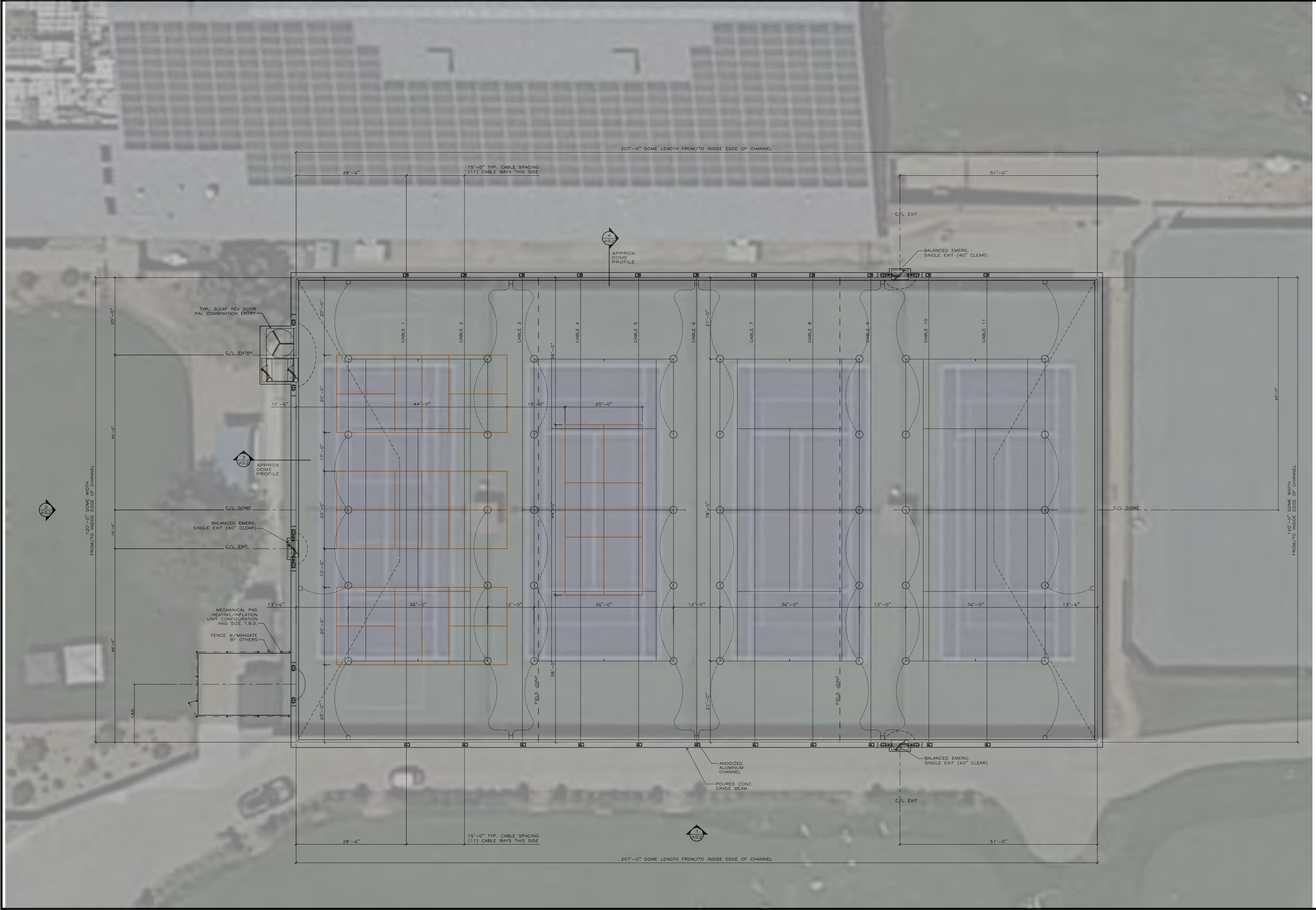
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DATE:
24/AUG/23

DRAWN BY:
K.K.

APPROVED BY:

PROJECT NO.:
AS-2





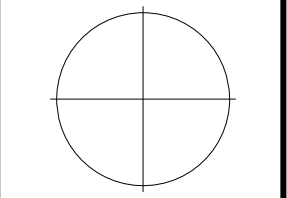
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NO.	DESCRIPTION	DATE
REVISIONS:		

PROJECT NORTH



SEAL:

PROJECT:
**BOULDER COUNTRY CLUB
MULTI-SPORT DOME**

PROJECT LOCATION:
BOULDER, CO

DRAWING:
PLAN VIEW

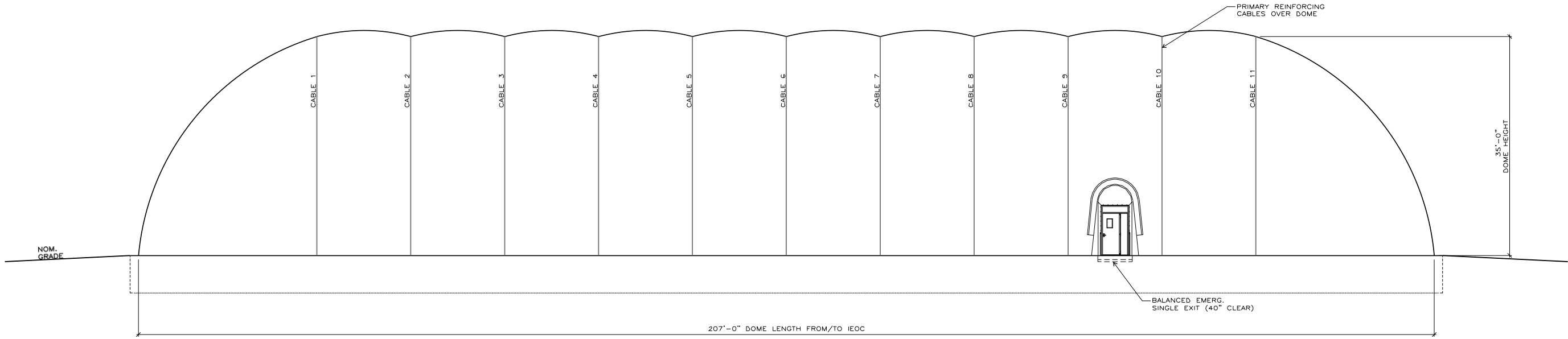
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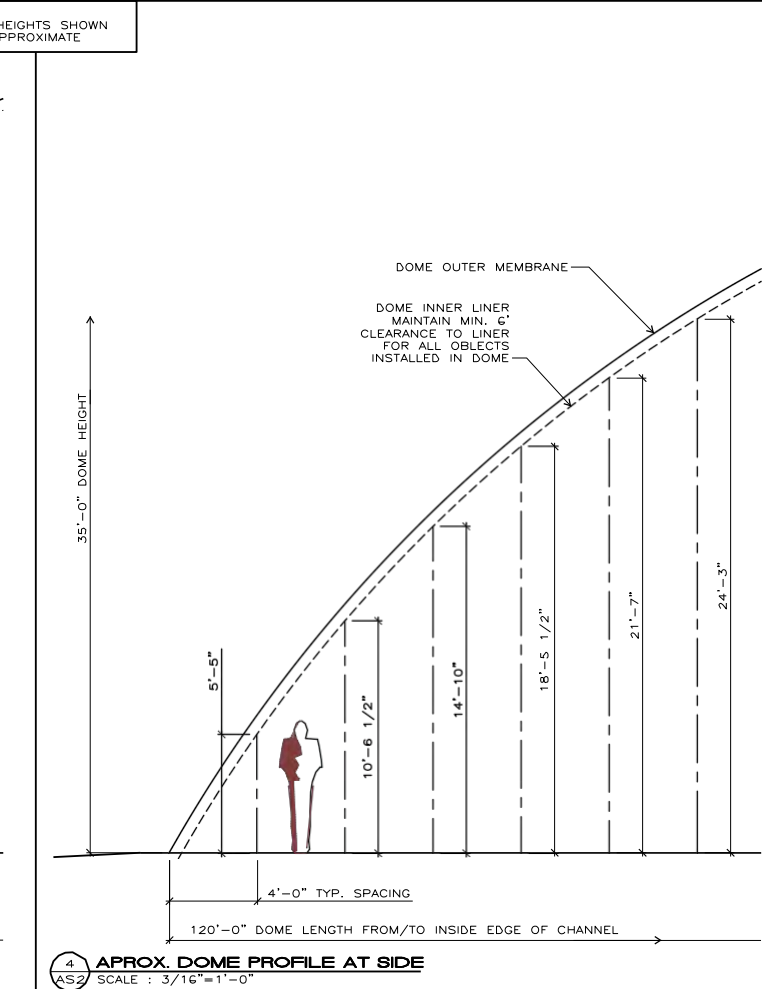
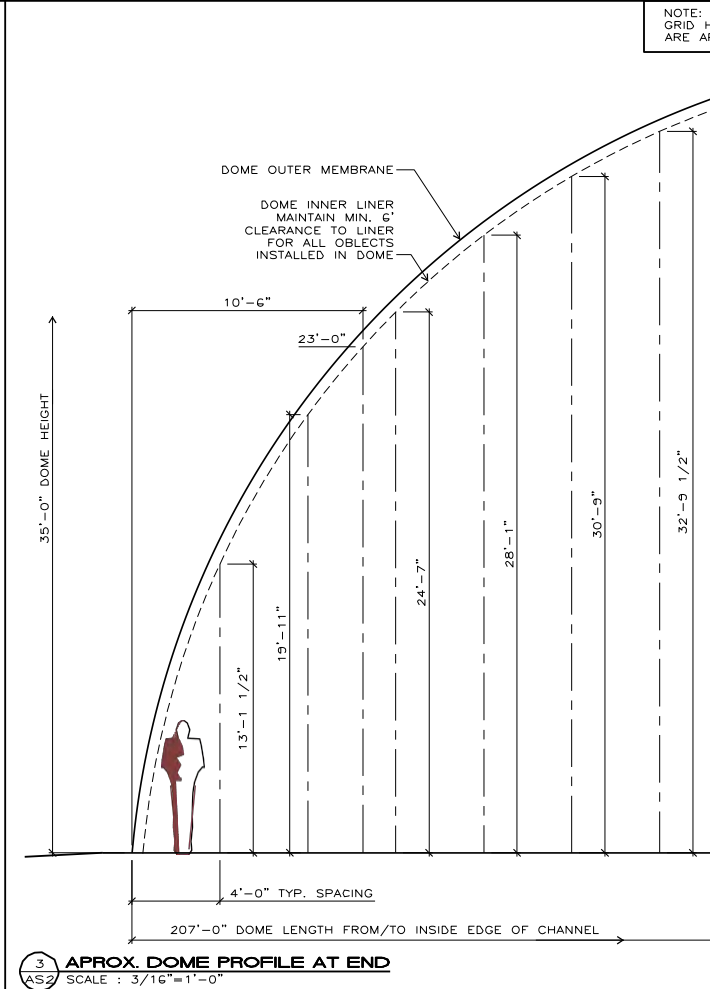
DRAWN BY:
K.K.

APPROVED BY:
AS-1

1 SIDE ELEVATION
AS2 SCALE : 3/32"=1'-0"



2 END ELEVATION
AS2 SCALE : 3/32"=1'-0"



GENERAL NOTES:

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- i) THIS STRUCTURE IS AN AIR SUPPORTED STRUCTURE IN WHICH THE FABRIC IS SUPPORTED BY INTERNAL PRESSURE. THE INTERNAL PRESSURE IS MONITORED DAILY BY THE OWNER AND IS INCREASED PRIOR TO HIGHER WINDS OR TO SNOWFALLS, AS DIRECTED IN THE OWNER'S MANUAL, IN ORDER TO PROVIDE REQUIRED RESISTANCE TO THE WEATHER LOADS.
- ii) WIND : IN ACCORDANCE WITH 2015 IBC AND 2016 ASCE-7, 155 MPH (ULT). EXPOSURE C. PRESSURE DISTRIBUTION TO 2016 ASCE 7.
 - RISK CATEGORY II, MAXIMUM OCCUPANCY IN DOME < 300
- iii) INTERNAL DESIGN PRESSURE :
 - INTERNAL DESIGN PRESSURE IS : 13.46 PSF (2.59" W.C.). THIS IS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY DURING WEATHER EVENTS.
 - DURING NON-WEATHER EVENTS, THE OWNER MAY REDUCE THE INTERNAL PRESSURE, AT THEIR OWN DISCRETION. MINIMUM INTERNAL PRESSURE IS : 3.9 PSF (0.75" W.C.).
 - STANDBY SET FOR 0.12 kPa (2.6 PSF, 0.5"W.C.) FOR THE "ON" VALUE.
- iv) SNOW :
 - GROUND SNOW 40PSF
 - SNOW IMPORTANCE FACTOR Is=1, SNOW EXPOSURE FACTOR Ce=0.3, THERMAL FACTOR Ct=0.85
 - DOME WILL SHED SNOW DUE TO CURVATURE OF MEMBRANE INTERNAL PRESSURE AND HEAT. SNOW STARTS TO MELT ON CONTACT, THEN AS IT ACCUMULATES, A LAYER OF MELTWATER FORMS BETWEEN THE SNOW AND THE MEMBRANE SURFACE ALLOWING THE ACCUMULATED SNOW TO SLIDE OFF.
 - SNOW TO BE MANUALLY REMOVED BY OWNER IF EXTREME CONDITIONS EXIST (ASCE 55-16 6.11)
 - SNOW TO BE REMOVED FROM ALL SIDES OF DOME BY OWNER AFTER EVERY SNOWFALL
 - IF SNOW IS FORECAST, THE OWNER MUST HAVE PERSONNEL AVAILABLE TO MONITOR DOME OPERATION DURING THE SNOW EVENT.
- v) DEAD LOAD : SELF WEIGHT OF DOME, INSULATION AND CABLES

2. STRUCTURAL:

ALL WORK SHALL CONFORM TO THE APPLICABLE CODES, LOCAL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.

THE ENGINEER SHALL BE GIVEN 48 HOURS MINIMUM NOTICE BY THE CONTRACTOR FOR ALL REQUIRED INSPECTIONS OF FOUNDATION, REINFORCING STEEL, STRUCTURAL STEEL AND FRAMING. THIS SET OF DRAWINGS REPLACES ALL PREVIOUS DRAWINGS.

ALL SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. NO CHANGES SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE ENGINEER.

ALL SURFACES OF STRUCTURES DIRECTLY EXPOSED TO THE INTERIOR OF THE AIR STRUCTURE SHALL BE DESIGNED TO WITHSTAND A MINIMUM OF 30 PSF. OF AIR PRESSURE.

FABRIC STRESS RELIEF CABLES ABOVE OPENINGS IN THE PRIMARY MEMBRANE SHALL BE DESIGNED AS CATENARY SPANS OF STEEL CABLE, SELECTED AND SUPPLIED BY YEADON FABRIC STRUCTURES IN ACCORDANCE WITH THE FABRIC STRESS CALCULATIONS PROVIDED BY THE ENGINEER FOR THIS PROJECT.

THIS AIR STRUCTURE HAS BEEN DESIGNED USING CSA DOCUMENT CSA S367-12 AND ASCE 55-16 AS GUIDES.

3. EXCAVATION AND BACKFILL:

SOIL CONDITIONS SHALL BE REPORTED TO THE ENGINEER AT THE TIME OF EXCAVATION AND AT HIS DISCRETION THE ENGINEER MAY REQUIRE FURTHER SOILS INVESTIGATION, OR MODIFICATIONS TO THE GRADE BEAM DESIGN.

REMOVE ALL TOP SOIL AND DELETERIOUS MATERIAL FROM BENEATH ALL STRUCTURE COMPONENTS.

USE ONLY ENGINEER APPROVED COMPACTED FILL TO RAISE GRADES WHERE REQUIRED BENEATH STRUCTURES.

COMPACT ALL GRANULAR FILL TO 98% SPDD. COMPACTION TESTING SHALL BE CARRIED OUT BY A QUALIFIED GEOTECHNICAL CONSULTANT PRIOR TO INSTALLATION OF ANY STRUCTURES SUPPORTED ON FILL.

SLOPE ALL GRADES AWAY FROM THE AIR STRUCTURE AND ITS COMPONENTS.

PROTECT EXCAVATIONS AND GRADE BELOW SLABS FROM FROST PENETRATION BY PROPER USE OF STRAW, THERMAL BLANKETS AND TARPS.

4. CONCRETE:

ALL CONCRETE AND REBAR SHALL CONFORM TO ACI CODE 318-LATEST EDITION.

CONCRETE STRENGTH SHALL BE 3000 PSI, 6% +/-1% AIR EN IN ALL CASES, UNLESS OTHERWISE SPECIFIED.

USE ONLY GRADE 60 (60,000 PSI) DEFORMED REBAR.

APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXCESSIVE EVAPORATIVE WATER LOSS AND ENSURE PROPER CURING.

ALL CONCRETE SHALL BE TESTED BY AN ACI CERTIFIED CONCRETE TESTING LABORATORY.

USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE.

APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES FOR AT LEAST (7) DAYS FOLLOWING CONCRETE PLACEMENT.

PROVIDE DROUT CLEANED RUBBED FINISH IN ACCORDANCE WITH ACI 301-10 FOR ALL FORMED CONCRETE SURFACES EXPOSED TO VIEW.

ENSURE 2" MINIMUM COVER FOR ALL REBAR IN FORMED CONCRETE, 3" MINIMUM COVER FOR CONCRETE POURED AGAINST SOIL.

PROVIDE VERTICAL CONTROL JOINTS @ 20'-0" O.C. MAX. LOCATE MID DISTANCE BETWEEN CABLE ANCHORAGE. KEY EX FACE 1" MIN AND CAULK. CUT EVERY OTHER HORIZ. BAR.

RE-BAR LAP/SPICE LENGTHS:
#4 = 22"
#5 = 28"
#6 = 32"

5. ELECTRICAL NOTES:

(SEE ALSO ELECTRICAL DRAWINGS BY OTHERS ISSUED FOR THIS PROJECT)

EXITS:
THE CONTRACTOR SHALL PROVIDE (1) 277V/15A DEDICATED CIRCUIT FOR EMERGENCY LIGHTING ONLY AND ALL EMERGENCY LIGHTS SHALL BE POWERED BY THIS CIRCUIT.

POWER SUPPLY FOR EMERGENCY EXITS SHALL BE BROUGHT WITHIN 12" OF EACH EXIT DOOR OPENING AS LOCATED IN THE CONSTRUCTION DRAWINGS.

WHERE THE POWER SUPPLY IS RUN IN CONDUIT CAST INTO THE FOUNDATION GRADE BEAM, 10" CLEARANCE MUST BE PROVIDED BELOW FINISHED CONCRETE SURFACE TO AVOID CONTACT WITH ANCHOR BOLTS.

LIGHTING:
POWER SUPPLY FOR LIGHT FIXTURES SHALL BE BROUGHT TO RECEPTACLE BOXES AS LOCATED IN THE CONSTRUCTION DRAWINGS.

ELECTRICAL CONTRACTOR TO TRIM AND INSTALL PLUG ENDS ON EACH LIGHT CORD IN PROPER LOCATIONS.

VOLTAGE, AMPERAGE AND J-BOX LOCATIONS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES, IN WRITING, PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.

IT IS RECOMMENDED THAT LIGHTING CONTRACTORS BE USED WITH REMOTE LOCATION SWITCHING AT A CONTROL POINT, LOCATED BY THE OWNER / DEVELOPER.

FOR SUSPENDED LIGHTING, EVERY EFFORT IS MADE TO ALIGN LIGHTS VERTICALLY AND HORIZONTALLY, DUE TO THE CURVATURES OF THE DOME AND THE DIFFERING LOCATIONS OF THE FIXTURES ON THE INDIVIDUAL PANELS. VARIATIONS IN HEIGHT AND HORIZONTAL ALIGNMENTS MAY OCCUR. OTHER FACTORS SUCH AS DOME PRESSURE MAY ALSO AFFECT THE LOOK AND ALIGNMENT OF THE FIXTURES.

6. MECHANICAL EQUIPMENT:

SEE MECHANICAL DRAWINGS (BY OTHERS ISSUED FOR THIS PROJECT).

POWER SUPPLY FOR MECHANICAL EQUIPMENT SHALL BE BROUGHT TO LOCATIONS AS INDICATED ON THE CONSTRUCTION DRAWINGS. (NOTE: EQUIPMENT IS SUPPLIED WITH MAIN DISCONNECT).

VOLTAGE AND AMPERAGE REQUIREMENTS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES IN WRITING, PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.

THE ELECTRICAL CONTRACTOR SHALL COMPLETE ALL ELECTRICAL TERMINATIONS AND CONNECTIONS.

THE INFLATION UNIT IS SHIP IN SECTIONS FOR SHIPPING, FIELD ASSEMBLY REQUIRED. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONNECTING THE ELECTRICAL SPLITS ON THE SECTIONS.

ELECTRICAL CONTRACTOR SHALL TEST ROTATION PRIOR TO MANUFACTURER FACTORY STARTUP.

FOR PRESSURE SENSING TUBING, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL 3/4" CONDUIT FROM CONTR. PANEL TO STUB UP IN BOX INSTALLED IN GRADE BEAM IN DOME INTERIOR, AND FROM CONTROL PANEL TO ATMOSPHERE, TO TERMINATE IN BOX WITH SCREENED VENT.

FOR BOTTOM DISCHARGE UNITS, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL TEMPERATURE SENSORS IN THE DISCHARGE AND RETURN AIR DUCTS.

FOR REMOTE PC/MOBILE ACCESS, ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT AND INSTALL ETHERNET CABLE FROM REMOTE PC LOCATION TO INFLATION UNIT.

OWNER TO PROVIDE IP ADDRESS AND PC CONNECTED AT TIME OF INSTALL FOR REMOTE ACCESS OPTION.

7. FABRIC SPECIFICATIONS:

SHELTER RITE	STYLE 8028	STYLE 9032
BASE -TYPE FABRIC -WEIGHT	POLYESTER (7.5 oz/yd ²)	POLYESTER (10.0 oz/yd ²)
FINISHED COATED WEIGHT ASTM D751	(28 +/-2/-1 oz/yd ²)	(32 +/-2/-1 oz/yd ²)
TONGUE TEAR ASTM D751	(8" x10" SAMPLE @ 12"/MIN.) (275/275 lbf)	(8" x10" SAMPLE @ 12"/MIN.) (300/300 lbf)
TRAPEZOID TEAR ASTM D4533	(85/85 lbf)	(100/100 lbf)
GRAB TENSILE ASTM D751	(700/700 lbf)	(840/840 lbf)
STRIP TENSILE ASTM D751 PROCEDURE B	(515/515 lbf/in)	(650/650 lbf/in)
ADHESION (MINIMUM) ASTM D751 DIELECTRIC WELD	(10 lbf/in)	(10 lbf/in)
HYDROSTATIC RESISTANCE ASTM D751 PROCEDURE A	(500 psi)	(500 psi)
DEAD LOAD MIL-T-52083E (MODIFIED) PARA 4.5.2.15	(2" BEAM, 4 HRS, 1" STRIP) (266 lbf @ ROOM TEMPERATURE) (133 lbf @ 160° F)	(2" BEAM, 4 HRS, 1" STRIP) (266 lbf @ ROOM TEMPERATURE) (133 lbf @ 160° F)
LOW TEMPERATURE ASTM D2135 1/8" MANDREL 4HRS	(LTC: PASS @ -20° F) (LTA: PASS @ -67° F)	(LTC: PASS @ -40° F) (LTA: PASS @ -67° F)

FLAME RESISTANCE
MEETS NFPA 701; CAN/ULC-S109; ASTM E813-2 SECOND FLAMEOUT
REGISTERED BY CALIFORNIA FIRE MARSHAL (NO. F-10301); GB8824-2008;
ASTM E84 & ULC-S102 - FLAME SPREAD INDEX <25, SMOKE DEVELOPMENT RATING <450

PROJECT:

**BOULDER
COUNTRY CLUB
MULTI-SPORT DOME**

PROJECT LOCATION:

BOULDER, CO

DRAWING:

**ELEVATIONS
GEN. NOTES**

SCALE:

AS NOTED

DATE:

11/JUN/23

DRAWN BY:

K.K.

APPROVED BY:

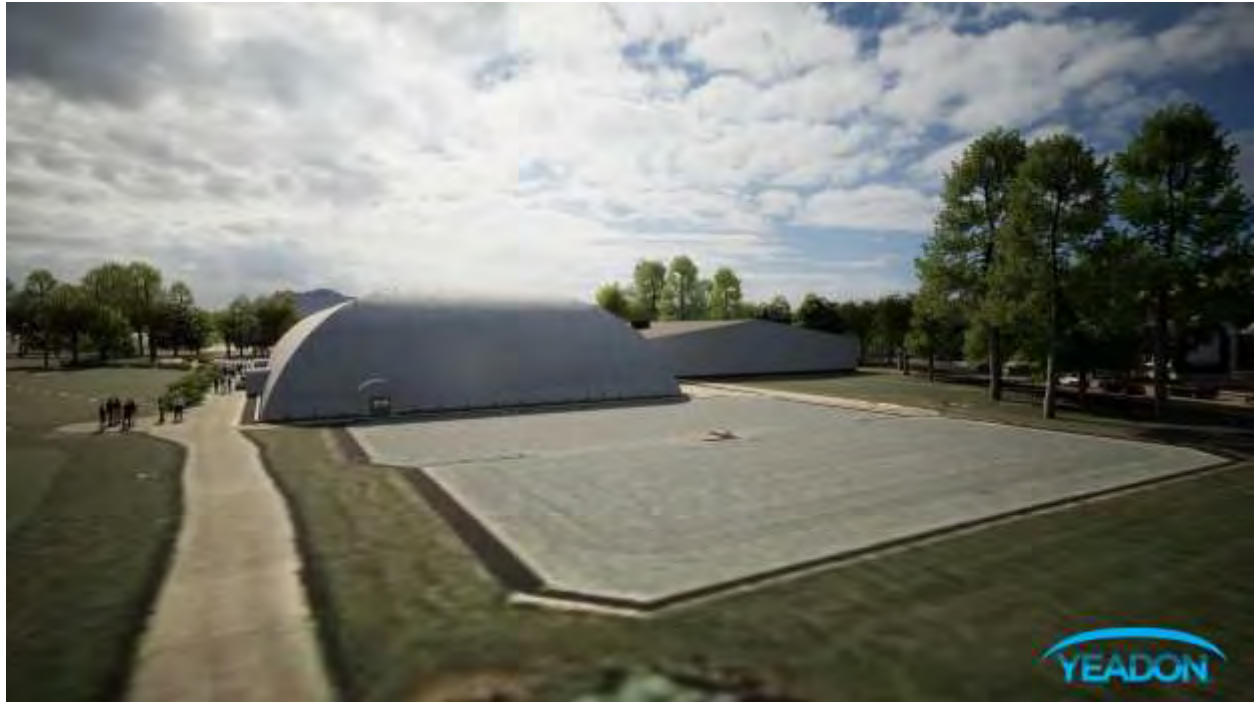
PROJECT NO.:

DWG. NO:

AS-2









Boulder Country Club

Conceptual Master Plan

2023

The following are conceptual master plan options for the Boulder Country Club. You will see a overhead map of the clubhouse and ground maintenance areas that we are reviewing for potential improvement. This Conceptual Master Plan is based on a ten-to-twelve-year life.

In addition, some of these potential improvement areas, we will be looking at remodeling existing décor in several areas of existing buildings which would consist of updating interior décor in existing buildings.

We do not have any plans on increasing our membership counts with any of these improvement concepts. These concepts are looked at to improve the existing membership experience.

The Key Chart with the different lettering will show what potential improvement we are looking for in each area. Please remember these improvements are concept based and we have not gone into detail in planning many of the conceptual projects.

- A. **Seasonal Tennis Bubble:** The Seasonal Dome is a project we are submitting for as of September 11, 2023. This concept is to have a seasonal dome (November – March or 178 days) over our existing 4 outdoor tennis/pickleball courts. Details of this project have been submitted to Boulder County.
- B. **Clay Court Re-Surfacing:** We are looking to change the clay court surface to a true hard or similar surface. This is due to the lack of use for the current clay court surface.
- C. **Remodeling of the Outdoor Pool area with pool deck:** Our current Outdoor Pool area is over 55 years old. The plan would be to remodel to a newer outdoor pool facility along with the decking area.
- D. **Replacing a kids' camp tent with a permanent kids' athletic child watch area:** We are researching a potential child watch area for our members while they utilize our services at the club.
- E. **Multi-Purpose Services Building:** We are investigating possible options for Spa & fitness services in this area of the club.
- F. **Multi-Purpose Area:** We are looking at several different possible services that could be offered here from creating a golf performance center or spa services or other options for additional sports such as bocce ball, etc.
- G. **Potential new Golf Pro Shop Building:** We are investigating the option of moving our Golf Pro Shop to this area. This would allow us to re-purpose the lower level of the clubhouse for different uses.
- H. **Multi-Purpose Area:** We are researching several different options here such as Bocce Ball Courts, pickle ball courts, performance area or a snack bar area.

Once again, we will not be increasing our membership levels and a few of these potential projects are a maintenance aspect of our operation.

We believe the Boulder Country club has been a huge asset to the Boulder County community. We do numerous events to benefit the community at large as well as many of the business leaders of the community are members of Boulder Country Club. Boulder Country Club at this current location has been in existence since 1964. The development of this club was a major factor in the creation of the Gunbarrel Community. The Gunbarrel community continues to grow, and the value of a private club continues to grow with it.

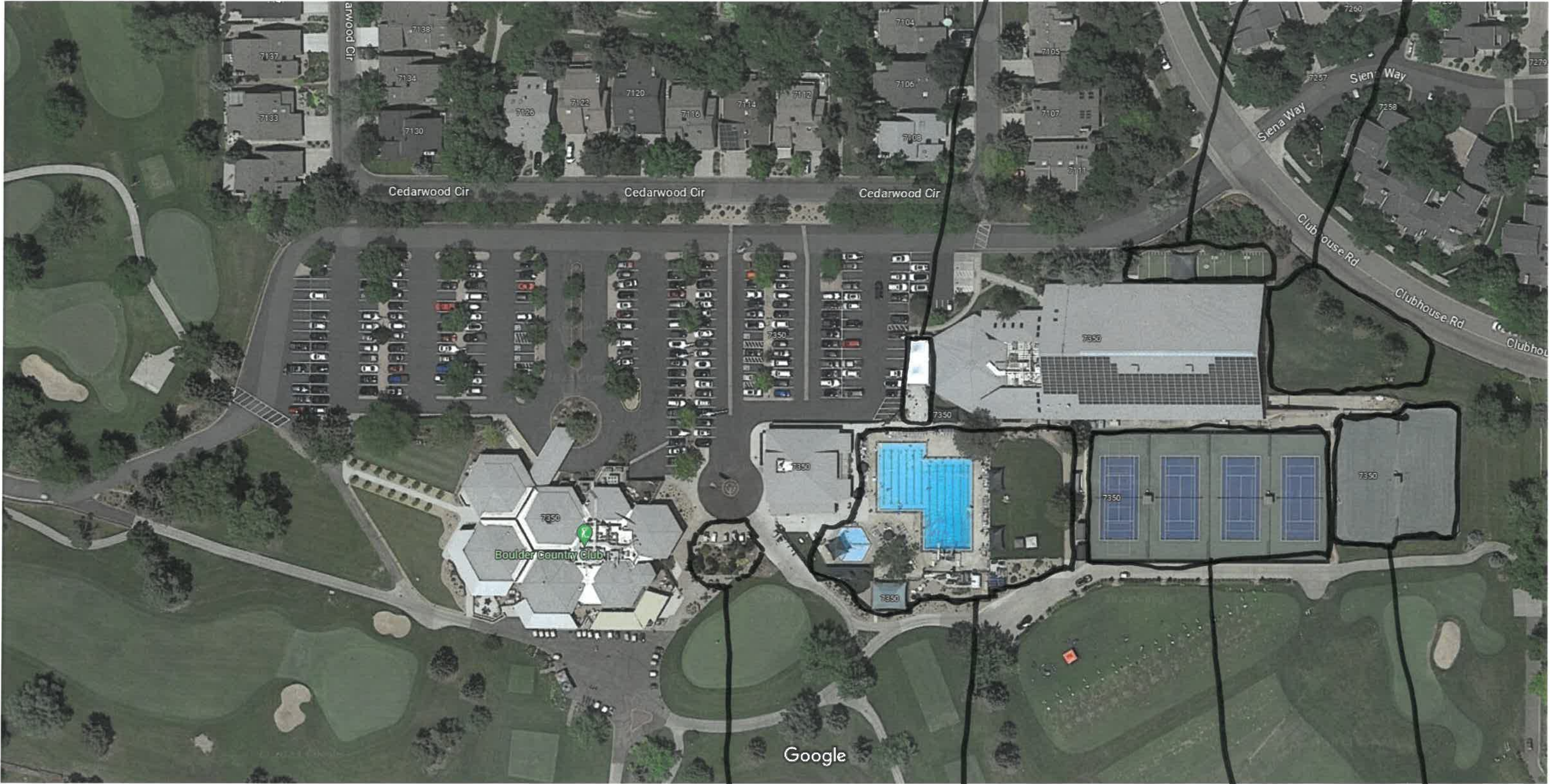
We appreciate the working relationship we have with Boulder County and would like to see it enhanced each year. We believe the future is bright for Boulder and feel that the Boulder County Club will be a big part of the success of Boulder now and into the future.

Please contact me at Boulder Country Club if you have any questions regarding the conceptual master plan.

Signed:

Michael Larson
GM/COO
Boulder Country Club

Google Maps





Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google 50 ft

From: [Dean Rogers](#)
To: [L"Orange, Pete](#)
Subject: [EXTERNAL] LU-23-0028
Date: Friday, November 17, 2023 1:11:49 PM

Pete,

Boulder Rural has the following recommendations regarding LU-23-0028, the Boulder Country Club use of community significance at 7350 Clubhouse Road.

1. At the requested size of the tent (25,000 sq ft), per 2015 of the IFC, section 3103.8.3, requires at least a 50' separation between the tent and any structure. On a cursory view of the structure, there appears to be less than 15' and per google earth, less than 10'.
2. There is no separation requirement if the tent is 10,000 sq ft or less (includes several other requirements) (3103.8.2/exceptions).
3. If the tent is 15,000 sq ft or less, the separation distance is at least 20'.
4. The diagram shows two exits, this number is acceptable if all points within the tent are within 100' of an exit, otherwise, an additional exit would be required.

I spoke with Mr. Larson on Tuesday afternoon and explained the above requirements. He stated me may consider other options.

If I missed anything, or it there are any questions, please let me know.

Thank you,

Dean Rogers, Engineer

Boulder Rural Fire Rescue
6230 Lookout Road, Boulder, CO 80301
O 303-530-9575 | C 720-498-0019
drogers@brfr.org | www.brfr.org





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

MEMO TO: Agencies and Adjacent Property Owners
FROM: Pete L'Orange, Planner II
DATE: November 2, 2023
RE: Docket **LU-23-0028**

Docket LU-23-0028: Boulder Country Club Use of Community Significance

Designation

Request: Limited Impact Special Review to recognize existing nonconforming use as a Use of Community Significance to permit a seasonal structure on an approximately 190-acre parcel at 7350 Clubhouse Road.

Location: 7350 Clubhouse Road, located approximately 1.4 miles north of the intersection of Jay Road and N. 75th Street, in Sections 11-14, Township 1N, Range 70W.

Zoning: Rural Residential (RR)

Applicant: Boulder Country Club c/o Michael Larson

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.

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.gov. 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.gov to request more information. If you have any questions regarding this application, please contact me at 303-441-1418 or plorange@bouldercounty.gov.

Please return responses by **November 17, 2023.**

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

Signed Jacob Cassidy PRINTED Name Jacob Cassidy
Agency or Address City of Boulder Open Space and Mountain Parks
Date 11/17/2023



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

November 10, 2023

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

Attn: Pete L'Orange

Re: Boulder Country Club Use of Community Significance, Case # LU-23-0028

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the limited impact special use for **Boulder Country Club Use of Community Significance** and has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: [Austin, Andrea](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Docket #LU-23-0028 comment
Date: Monday, November 13, 2023 8:31:28 PM

My residence is 7226 Four Rivers Road, Boulder, CO 80301, and I am personally affected by this proposal as a neighbor living 2 streets away from the club entrance.

In the event I'm traveling and not available to comment at the public meeting on January 11, 2024, I am registering my adamant opposition to the proposed "bubble" structure that would be in place 6 months out of the year. It's proposed height is roughly 3 stories high and would be a colossal eyesore in our community. Every day when I turn from 75th to Clubhouse Drive on my way home, I look at the lovely mountains, unobscured by a bubble structure that in no way belongs in a residential neighborhood. It's an abomination and should not be permitted for even 3 months out of the year, let alone 6. Even if the club says they're not going to increase members to take advantage of it, there's nothing prohibiting them from doing so. Frankly, I appreciate that there is less traffic in and out of the club during the winter months. I live here year-round, and the chaos that often ensues with haphazard golf cart drivers on public roads, higher than baseline level traffic and more pool parties and noise is thankfully gone for much of the winter. We shouldn't have to endure an eyesore of a giant bubble, more traffic, and potential further expansion of the club because some of their members leave for the winter – they've known that for decades, and it should not be the neighbors' burden to solve that for them by permitting new uses and a monstrosity of a structure that impacts our views. Imposing a horrific "fix" that burdens the rest of my neighborhood should not be the solution to their supposed woes, particularly when fewer than half of their members even live in Gunbarrel, and probably fewer yet who live on the surrounding streets. This should be a giant NO, as giant as that bubble is supposed to be. Next thing they'll want is to have outdoor pickleball courts year-round, when our peace and quiet will be permanently ruptured. I can't imagine a bigger way for the club to say they don't care anything about their neighbors than by suggesting this use.

Andrea Austin

Partner

HUSCH BLACKWELL LLP

1801 Wewatta Street,
Suite 1000

Denver, CO 80202-6318

Direct: 303-749-7264

Fax: 303-749-7272

Andrea.Austin@huschblackwell.com
huschblackwell.com

[View Bio](#) | [View VCard](#)

From: [alan wilson](#)
To: [L'Orange, Pete](#)
Subject: Re: [EXTERNAL] Ask a Planner - Alan Wilson - LU-23-0028, BCC ..non conforming land use - 7222 Old Post Road
Date: Tuesday, November 14, 2023 1:06:58 PM

Thank you Pete for a quick and clear explanation of what is what.

Bottom line is BCC was established under rules that today exclude such use and they also would like to "extend" some uses to cooler weather by using an enclosure, tent-like, to cover some key courts. All makes sense.

It probably would have been clearer to have:

- 1) an application to accommodate the **membership club** as established in the past, but now not allowed under newer ordinances and
- 2) another application to cover, part time/seasonally, the courts.

My only concern with #2 above is that it might be extended, quietly ..no pun intended! to hold big concerts, weddings, etc. that lead to lots of exterior noise. However, good, clear use language could control that.

alan wilson

On Tue, Nov 14, 2023 at 11:57 AM L'Orange, Pete <plorange@bouldercounty.gov> wrote:

Good afternoon!

The Country Club is currently considered a non-conforming use because the Boulder County Land Use Code has changed since the Country Club was established. When it was created, it was an allowed use, but subsequent changes to our Land Use Code made it so "membership clubs" (which is how we classify it) are no longer allowed in the Rural Residential zoning district. It is difficult for non-conforming uses to make any kind of substantial changes.

The "Use of Community Significance" designation is intended to allow a specific, non-conforming use to come into compliance with the Land Use Code if it is determined to have "at least two of the following characteristics: historic, cultural, economic, social, or

environmental value.” If it determined to be a “Use of Community Significance,” it would allow the Country Club to more easily make changes (still subject to County review). Per the application materials, the Country Club is not proposing to increase their hours of operation or number of members.

As for the seasonal structure, they are proposing a heated, inflatable dome/bubble over some of the existing tennis/pickleball courts, which is intended to allow those courts to continue to be used during colder months. The dome is more than just a tent like you would get from a rental company. You can get more information on the specifics of the proposed dome in the referral packet here: <https://boco.org/lu-23-0028> - use the “Application Materials” link.

Please don’t hesitate to reach out to me again with any additional questions. Thanks!

Pete L’Orange | Planner II

Boulder County Community Planning & Permitting

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

From: Wufoo <no-reply@wufoo.com>

Sent: Tuesday, November 14, 2023 11:24 AM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] Ask a Planner - Alan Wilson - LU-23-0028, BCC ..non conforming land use - 7222 Old Post Road

Boulder County Property Address : 7222 Old Post Road If your comments are regarding a specific Docket, please enter the Docket number: LU-23-0028, BCC ..non conforming land use

Name: Alan Wilson

Email Address: alanwilsonx1@gmail.com

Phone Number: (303) 530-4619

Please enter your question or comment: What are we trying to say in this statement:

"Limited Impact Special Review to recognize existing nonconforming use as a Use of Community Significance to permit a seasonal structure on an approximately 190-acre parcel at 7350 Clubhouse Road."

That is, what is Nonconforming use and how much area, why exists, times, etc. does this impact the local surrounding housing?

IMPACT?

What sort of seasonal structure..a Tent, a building, food trucks, vans, or what?

thx alan

Public record acknowledgement:

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

Brad and Nancy Olsen
4902 Clubhouse Court
Boulder, Colorado 80301

November 27, 2023

Via U.S Mail and e-mail (planner@bouldercounty.gov)

Board of County Commissioners
c/o Community Planning & Permitting
P.O. Box 471
Boulder, Colorado 80306

Re: *Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country Club Use of Community Significance Designation*

Dear Board of County Commissioners:

Thank you for the opportunity to comment on Docket #LU-23-0028. We live at 4902 Clubhouse Court, Boulder, Colorado 80301, in the First Flintlock HOA ("First Flintlock") directly east of the shared use cart path and driving range of the Boulder Country Club (the "Club"). We enjoy fabulous western views of the iconic Flatirons and Indian Peaks back range and northwestern views of the back range and Longs Peak. We enjoy living next to the Club and have been full golf members since 2005. The Club is requesting the following:

1. The Club is requesting that its current status as a pre-existing legal non-conforming use be changed to a "Use of Community Significance," and also a conforming use so that it is not subject to the more rigorous review now applicable as a legal non-conforming use. We **object** to this request for the reasons noted below.
2. Even more troubling, the Club is asking that it be allowed to erect a "seasonal," yet nonetheless massive, inflatable, 35 foot high tennis bubble ("Tennis Bubble") placed on an existing two (2) foot high elevated concrete pad (resulting in a total of 37 feet in height) so that 6 pickle ball courts and 2 tennis courts would be useable throughout the winter (that is, for up to 180 days from November through April). This "seasonal structure" would be heated and lit. Yikes. We **object** to this request for the reasons noted below.

Our detailed comments follow.

1. The Notice is legally insufficient and did not provide for time to provide comments.

We received the postcard style Notice on Thursday, November 16, 2023. The deadline for providing comments is November 17, 2023. The Notice itself is fairly innocuous and states: "Proposal: Limited Impact Special Review to recognize existing nonconforming use as a Use of Community Significance to permit a seasonal structure on an approximately 190-acre parcel at 7350 Clubhouse Road." The Notice does not mention the location of the seasonal structure or that it is a massive Tennis Bubble. Because the Notice does not properly advise nearby property

Board of County Commissioners
 November 27, 2023
 Page 2

owners of the magnitude of the proposal, the matter should be re-noticed with proper information on the size and location of the proposed improvements. We also note that all of this is happening during the Holiday Season. We are nonetheless providing these written comments and trust they will be included in the record for this matter.

2. The Club is not a Use of Community Significance and is decidedly not a conforming use.

a. Special Use level review matters. Since 1991, when the County intentionally revised its zoning to remove "Membership Club" as an allowed use within the RR Zone, the Club has operated as a pre-existing legal non-conforming use. In 1993, the Club was approved as a special use and has operated as such with periodic special use amendments when there are proposed changes to its use. While this may be somewhat cumbersome as noted by the Club, it is a critically important process that protects neighbors and their investment backed reasonable expectations. Actions speak louder than words and the Club's actions have consistently demonstrated the importance of requiring a fulsome review by the Boulder County Commissioners. Without the Special Review process and attendant public input, the Club would not have agreed to changes in its plans back in the mid-90's and mid-2000's including,

- i. agreeing to not light the then new outdoor tennis courts,
- ii. agreeing to depress the new clay courts,
- iii. agreeing to install sound mitigation around the outdoor tennis courts,
- iv. agreeing to remove the fences around the new clay courts seasonally (though I have never seen them removed), and
- v. agreeing to reduce the height of the new screening nets around the driving range next to the path across from the First Flintlock homes (including our home) from 35' to about 6-7', install the smaller support poles at the property corners (and so minimize negative impacts on the western view corridor) and install a landscaped area to soften the visual impacts of the new nets.

b. The Club (and its leadership) must be held accountable through the Special Use Review Process: Their conduct feels sneaky. One of the most disappointing aspects of this situation is the complete lack of any hint that this proposal for a massive Tennis Bubble was being considered. We (and our neighbors) feel totally blindsided. Mike Larson, the Club's GM, knows how to reach me. I have been a full golf member since 2005 and was the President of First Flintlock for nearly 10 years. Even more surprising, there are 2 past Presidents of the Club and several members that have homes along the western edge of First Flintlock and they were not apprised of this proposal either. We pay attention to the updates from the Club leadership covering the significant changes occurring over the last few years relating to the golf course. There has been no hint of the Tennis Bubble. Why? Why the timing of the Notice and hearing in and

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around the Holidays? We suspect this was intentional and designed to trick all of us. This type of sneaky behavior is precisely why there must be a fulsome Special Use level review.

- c. The Club does not meet the required legal criteria to be a Use of Community Significance. The Club does not meet the standards of a Use of Community Significance. How could it? The Club is a private membership facility and is not available to the community as a whole. Zoning Code Article 4-602.E.2.b. requires the proposed Use of Community Significance meet at least two of the following characteristics: historic, cultural, economic, social or environmental values “to the inhabitants of Boulder County as a whole.” While the Club was certainly an important part of helping to establish Gunbarrel, its membership is and has been private and not open to Boulder County residents at large.

3. The proposal for a Tennis Bubble is incompatible with the neighborhood and does not satisfy the standard Special Use Review Criteria or, for that matter, the criteria under Zoning Code Article 4-602.E.2.

We (and our neighbors) invested in our homes relying on the Club honoring its obligations and being a good neighbor. We (and our neighbors) are keenly interested in protecting our views and being protected from encroachments and excessive noise. The value of the mountain views enjoyed by First Flintlock were recognized as an important feature of our neighborhood going all the way back to the beginning. I have attached a copy of a Boulder Daily Camera newspaper article from back in the day. Check out the photo over the new foundations with the caption: “View from Flintlock at Boulder Encompasses Mountain Scenes.” Things have changed but the magic of our mountain views has not.

The proposed Tennis Bubble is massive and visually intrusive. It will absolutely destroy several neighbors’ western mountain views. This impact alone should be sufficient for a denial. Homes in First Flintlock and across Clubhouse Road in the Ironwood Condo complex will have their beautiful western mountain views replaced with a large, glowing pimple. Yuck. And this is not limited to a few homes. We live fairly far South of the tennis courts (8 homes South) and our view will be negatively affected. One of our neighbors further South has a lovely view of Longs Peak from their dining room through a floor to ceiling window. That view will be gone and replaced with a large glowing pimple. The Tennis Bubble will draw visual attention to it and it will dominate the view.

The community at large will be negatively impacted too. Right now, when you drive west along Clubhouse Road you see a very pleasant, well designed, well landscaped building area with screened and depressed tennis courts and the majestic snow-capped Indian Peaks over it all. That view corridor will be destroyed by the seasonal Tennis Bubble. And for what? So that a few extra

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Club members can schedule tennis or pickle ball during winter months. If the Club is serious about adding indoor racquet sport courts, then a proper indoor facility should be designed and proposed. And in that regard, the Club's suggested area near its interior maintenance facility (Area H) seems like an excellent candidate.

Interestingly, here is what the Club said in its Special Use review proposal submitted to the County on March 4, 2019 (see pages 5 and 6 of 7 of that proposal):

The proposal is in general harmony with the character of its surroundings and compatible with the area. The site has been utilized as a year-round country club operation for over fifty years. It is compatible with and integral to the residential community that has grown up around it during that period. The edges where the country club and adjacent residential uses meet have evolved in a mutually compatible manner. The open space and landscaped character of the golf course(s) is harmonious with the residential community, and its character enhances and supports the community. The clubhouse, tennis building, and other high activity areas have been sited, landscaped, and screened in such a manner as to be harmonious with the surrounding community.

The country club site is a quality designed landscaped environment. As the adjacent residential areas have evolved, the visual and functional aspects of their boundaries with country club property have been carefully landscaped and/or screened to ensure that residential and country club uses exist harmoniously adjacent to each other. A continuation of present landscaped conditions is critical to the continued success of the country club and will be strongly adhered to. (emphasis added)

We generally agree. That would change dramatically in a very negative way if the current proposal were approved, and the Tennis Bubble installed.

The proposed Tennis Bubble does not meet the Special Review and Limited Impact Special Review Criteria set forth in Article 4-601. The proposal is clearly not compatible with the surrounding area. As stated in Article 4-601.A.2., the Board determines compatibility by considering location and "the size, height and massing of the structures..." The Board must also "assess the relevant area that the use is expected to impact; and to take note of important features in the area including, but not limited to, scenic vistas ... and the characteristics of nearby developments and neighborhoods." Other review criteria include requiring uses to be in accordance with the Comprehensive Plan (Article 4-601.A.3.), the use will be buffered or screened to mitigate any undue visual impacts of use (Article 4-601.A.9.), and the use will not be detrimental to the health, safety or welfare of present inhabitants of the County (such as First Flintlock) (Article 4-601.A.10.). The massive 35-37 foot high 24,840 square foot inflatable glowing bubble would be one of the largest structures on the Club's campus and must therefore be treated as a substantial modification.

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It is also worth noting that pickle ball is a significantly more intensive use than tennis. Instead of 1 tennis court with 2 (sometimes 4) players, there are 4 courts in the same area as 1 tennis court with 4 players on each court. And pickle ball is significantly louder than tennis. Applying the Special Review criteria, the current proposal must be denied by the Board.

Thank you for your consideration. We look forward to appearing at the hearing on January 11, 2024, at 11:15 a.m.

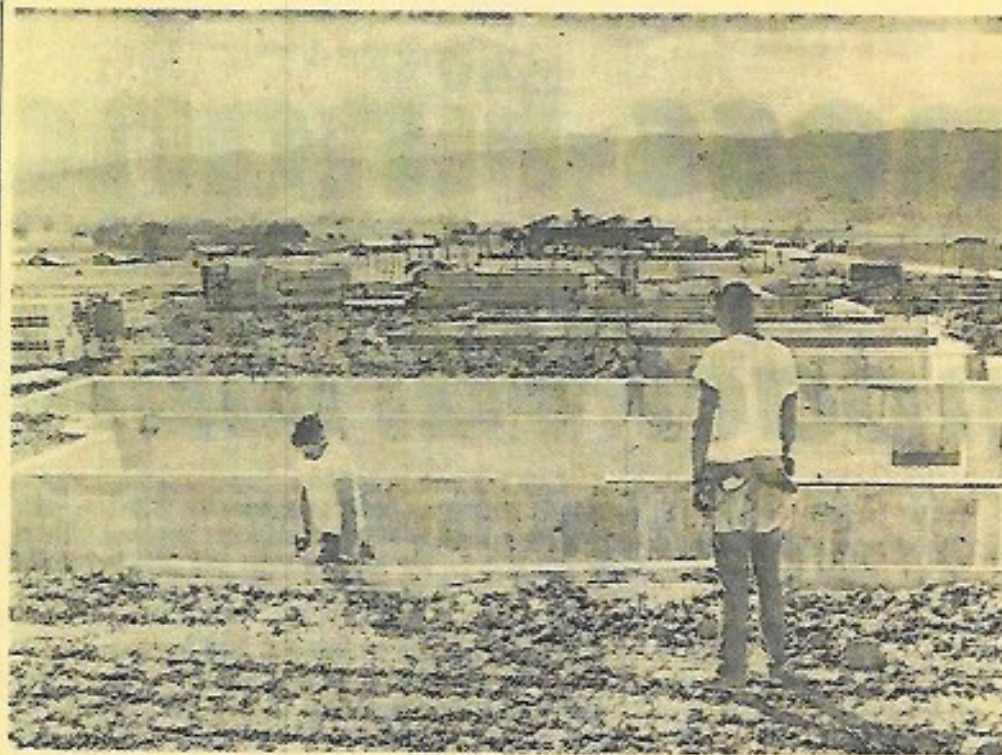
Very truly yours,



Brad Olsen



Nancy Olsen



VIEW FROM FLINTLOCK AT BOULDER ENCOMPASSES MOUNTAIN SCENE
Workmen expect to have homes ready by November, developer reports.

Flintlock Subdivision Near to Country Club

It's called Flintlock.

It's a new subdivision on Gun Barrel Hill overlooking the new and luxurious Boulder Country Club.

From any spot in Flintlock you can see the multimillion-dollar, five-building International Business Machines Corp. complex nearing completion.

And from any home built in Flintlock you'll be able to drive your golf cart from it's own garage onto the practice area or the first tee of the golf club.

The golf course, 18 holes of tough terrain designed by the nationally known master golf architect, Pres Maxwell, plus a par-three nine for the less ambitious, lies directly north and

adjacent to the Flintlock subdivision.

Flintlock is a joint venture of Ken C. Ensor, builder of more than 5,000 homes in the Denver area, and John Strauss of Trend Homes, whose firm also is active in the Columbine Knolls area.

Foundations for the show homes are in and construction is under way. Ensor and Strauss say homes will be open to the public in early November.

Despite its newness, Flintlock already has buyers — including one man who insisted on five bedrooms and five baths and offered cash, although Ensor said financing is available.

The plans call for 150 luxury homes and an 11-acre community park.

"This is not a condominium in the true sense," says Ensor. "We call it 'planned unit development.' You buy and own the house and the ground under it right up to the mid-sector of any common wall."

The walls are 10 inches thick, solid masonry plus noise-dampening acoustical materials.

Memberships in the new Boulder Country Club are available to all buyers at Flintlock. A majestic clubhouse and swimming pool are within walking distance.

The architect is Rene G. Chauzenoux of Littleton.

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Drumbe to Be Orders

Rick and Cindy Johnson
4973 Clubhouse Court
Boulder, Colorado 80301

November 27, 2023

Via U.S Mail and e-mail (planner@bouldercounty.gov)

Board of County Commissioners
c/o Community Planning & Permitting
P.O. Box 471
Boulder, Colorado 80306

*Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country
Club Use of Community Significance Designation*

Dear Board of County Commissioners:

Thank you for the opportunity to comment on Docket #LU-23-0028. We live at 4973 Clubhouse Court, Boulder, Colorado 80301, directly east of the 24,840 square foot tennis bubble proposed to cover the current four (4) raised outdoor tennis courts at Boulder Country Club (the "Club"). Our comments are as follows:

1. Notice. The Notice mailed to us was dated November 2, 2023. However, it was not received until Thursday, November 16, 2023. The Notice includes a November 17, 2023 response date for any comments (i.e., the next day after receipt). Clearly, there was some delay in mailing by staff or in the mail delivery service. Apart from the timing of the Notice, the Notice itself states: "Proposal: Limited Impact Special Review to recognize existing nonconforming use as a Use of Community Significance to permit a seasonal structure on an approximately 190-acre parcel at 7350 Clubhouse Road." The Notice is deficient in its complete failure to mention that the proposal is for a massive 24,840 square foot tennis bubble 35 feet in height. The Notice also fails to provide any particular location other than the entire 190-acre property location of the Club. As the Notice is actually deficient in practically advising nearby property owners of the magnitude of the proposal, the matter should be re-noticed with proper information on the size and location of the proposed improvements.

2. History. When the outdoor tennis courts were originally approved under special use review, our neighborhood, First Flintlock Homeowners Association ("First Flintlock") objected on the basis that its residents' views would be obstructed, nighttime play would be a nuisance with noise, and any lighting would interfere with the night skies. In response, the Club agreed to submerge the two (2) easternmost clay courts and that no lighting would be installed. Mike Larson and the current leadership of the Club are currently breaching that material commitment to its neighbors by destroying our mountain views and replacing them with a massive white bubble or dome that will obstruct mountain views, create glare during winter daytime hours and emit light during nighttime. The Club should be held to its original commitment upon which residents in First Flintlock relied and made reasonable investment-backed decisions in acquiring their properties.

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3. Use of Community Significance. As indicated in the application materials, since 1991, when the County intentionally revised its zoning to remove “Membership Club” as an allowed use within the RR Zone, the Club has operated as a pre-existing legal non-conforming use. In 1993, the Club was approved as a special use and has operated as such to present with periodic special use amendments. The Club is now seeking to become a “Use of Community Significance,” and thus a conforming use. This designation would relax the Club’s review criteria. There are several flaws in this analysis.

First, the designation of a “Membership Club” was intentionally and purposefully removed from the Boulder County Land Use Code (the “Code”). The effect was to require the Club to proceed under special use criteria. This is entirely appropriate in that two (2) golf courses, a pool house and pool complex, Athletic Center and large clubhouse are a highly intensive land use for which a special use review is specifically designed.

Second, the Club does not by definition meet the standards of a Use of Community Significance. The Club is a private membership facility and thus not available to the community as a whole. Article 4-602.E.2.b. requires the use meet at least two of the following characteristics: historic, cultural, economic, social or environmental values “to the inhabitants of Boulder County as a whole.” Rather, in our experience, a Use of Community Significance is used in cases involving open space acquisitions, public parks, and water or other public infrastructure projects benefitting the entire community.

Third, Applicant argues that its place in helping establish Gunbarrel, its services provided to the Gunbarrel Community and Boulder County at large, its lack of expansion plans (full membership capacity), and historic designation of the clubhouse somehow supports the new classification. However, as mentioned above, its membership is private and thus not open to Boulder County residents at large (as opposed to a public recreation facility). Its expansion plans and summer versus winter usage levels are irrelevant to the Use of Community Significance analysis. Finally, the designation of the Club’s clubhouse as an historic landmark only pertains to the clubhouse structure itself and not the entire Club property (190 acres). Therefore, the Use of Community Significance cannot be applied to justify a massive 24,840 square foot inflatable bubble/dome structure elsewhere on non-historic portions of the property.

Fourth, Article 4-602.E.2. of the Code sets forth certain additional requirements or criteria if it is determined that Limited Impact Special Review for a Use of Community Significance is appropriate. The criteria in Article 4-602.E.2. are also not met in the instant case. The use would impair the goals and policies of the Comprehensive Plan in that it could essentially rezone the Club from a special use to a conforming use. Highly intensive uses are more properly analyzed under special use criteria. The use, if allowed to include the massive, inflatable bubble/dome, would be detrimental to the health, safety and welfare of present inhabitants of Boulder County. First Flintlock residents’ health and welfare (open space, view corridors destroyed, being subjected to noise and light emissions and traffic at all hours of the day) are clearly negatively impacted. And finally, the design itself, which includes steps to the south into an existing high volume private cart path behind the driving range presents obvious

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traffic hazards (see Exhibit A). As the massive, inflatable, 35 foot high bubble/dome placed on an existing two (2) foot high elevated concrete pad (resulting in a total of 37 feet in height) is a substantial modification of the pre-existing special use commitments under which the Club operated (sunken clay courts and no lighting), the new use must be reviewed under the Standard Review Criteria for Uses Permitted by Special Review. See Article 4-602.E.2.e.

4. The Proposal Fails to Satisfy the Standard Special Use Review Criteria. The proposed 24,840 square foot bubble/dome fails to meet the Special Review and Limited Impact Special Review Criteria set forth in Article 4-601. The proposal is clearly not compatible with the surrounding area. As stated in Article 4-601.A.2., the Board determines compatibility by considering location and “the size, height and massing of the structures....” The Board must also “assess the relevant area that the use is expected to impact; and to take note of important features in the area including, but not limited to, scenic vistas ... and the characteristics of nearby developments and neighborhoods.” Other review criteria include requiring uses to be in accordance with the Comprehensive Plan (Article 4-601.A.3.), the use will be buffered or screened to mitigate any undue visual impacts of use (Article 4-601.A.9.), and the use will not be detrimental to the health, safety or welfare of present inhabitants of the County (such as First Flintlock) (Article 4-601.A.10.). The massive 35-37 foot high 24,840 square foot inflatable glowing bubble would be one of the largest, if not the largest, structure on the Club’s campus, and must therefore be treated as a substantial modification. Applying the Special Review Criteria above the current proposal must be denied by the Board.

5. Mike Larson and the Club’s Leadership Completely Failed to Engage in Any Dialogue With Its Neighbors. Moving past the Code analysis above, it is shocking that Mike Larson (General Manager) and the Club’s Leadership made no attempt whatsoever to contact us, our neighbors or First Flintlock to discuss this eye-sore of a proposal. Rather, in their “Dome Project Narrative” they callously dismiss the impacts to our homes by stating “sight line will minimally affect two to three residences to the East of the dome....” First of all, the existing condition is two (2) sunken clay courts (below ground level) and a ten (10) foot high chain link fence surrounding the existing concrete platform with four (4) tennis courts (the westernmost court now transformed into four (4) pickle ball courts). Instead of a ten (10) foot high see-through chain link fence, the Club somehow wants the Board to believe a 35 foot high glowing or glaring (depending on the time of day) inflatable bubble is a “minimal” sight line disturbance. In reviewing the Club’s own engineering drawing (see Exhibit B), it is clear the bubble/dome will not only extend above the tree line but completely block the mountain view/scenic vista.

The complete lack of advance “legwork” by the Club stands in stark contrast to its communications with First Flintlock several years ago when it wished to first create outdoor pickle ball courts (a highly intensive new use). In that case, the parties met, noise was measured and it was agreed it would be more appropriate to place that kind of noisy, highly social and intensive use closer to the pool area. That seemed like a good and fair resolution. In the present case, the Club has tried to steamroll this proposal with no dialogue whatsoever and a Notice sent just prior to the holidays with a few days to respond. In this case, the Club has not acted as a good neighbor and with hardly any sense of community significance in mind. In addition, the

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Club contends “residences to the North are effectively separated and screened from the dome by the existing permanent indoor tennis structure.” This misleading statement is disproven by Exhibit C as the Ironwood Condo development North across Clubhouse Road enjoys mountain views to the southwest that would be blocked by the proposed 24,840 square foot dome/bubble. Finally, the bubble will be visible to the community in general driving west down Clubhouse Road from 75th Street. Thus, the Club has wrongly stated the impacts of its proposal.

6. By Applicant’s Own Admission the Slight Increase in Daily Tennis Visits Does Not Justify the Massive Bubble. In its Dome Project Narrative, Applicant shares that it averages 27,000 tennis visits a year or about 74 tennis visits per day. Applicant goes on to state “October through March we average 60 visits per day” . . . and with the addition of the Bubble “we move up to an average of 74 visits per day....” Thus, the proposal only results in 14 additional wintertime tennis visits which does not come close to justifying the extensive additional viewshed, neighborhood and other land use impacts. Finally, Applicant states that tennis only accounts for about 10% of its budget so 14 additional tennis visits per day against only 10% of the budget does not warrant the huge addition of square footage involved.

7. Other Impacts from Light, Sound, Location of Exits, Hours of Operation and Retreat on Past Commitments Demonstrates Lack of Consideration for Neighbors. Applicant claims there will be little, if any, light emitting from the bubble/dome. First, there is no lighting at the courts at present due to the Club’s prior commitments so any lighting is a substantial new impact. Second, there will surely be new light sources from inside and around the bubble. Applicant states “there is light indicating an emergency exit, as required, but that will be south facing toward the golf course.” This statement appears to be misleading as well, as Exhibit D also shows an entrance/exit on the East side of the bubble which means additional lighting, noise and pedestrian, golf cart and vehicle traffic for residences located nearby. Moreover, the hours of operation from 5:00 a.m. to 9:00 p.m. on weekdays and 7:00 a.m. to 9:00 p.m. on weekends mean that residences will be exposed to noise and disruption at all hours of the day. It should also be noted that First Flintlock has also been dealing with golfers accessing the range via its parking lot. The proposed massive, inflatable bubble will only add to the traffic and trespass already being experienced. The Applicant admits to a desire to host local tournaments and events which already cause parking to overflow way down Clubhouse Road. Lastly, the responsible fire marshal should specifically be asked to approve this project as it likely cannot pass applicable fire codes. In short, this proposal is ill-conceived and a shoot for the moon attempt to amass ridiculous entitlements with no consideration of neighborhood impacts.

8. The Club’s Proposal Should be Denied and It Should be Encouraged to Work with its Neighbors in Good Faith and Mitigate These Major Impacts. We recognize the growth and interest in pickle ball and understand the need for the Club to try and meet this demand. We wish to be reasonable in response to this limited need, but the lack of advance discussion before taking up the staff and Board’s time with a massive addition of square footage (whether for 180 days or not) is misguided. We believe the Board should deny the current application outright and encourage the club to come back, after discussion with First Flintlock and other neighbors, with a more modest proposal. We suggest perhaps covering the westernmost two (2) tennis

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courts with a shorter (perhaps 20 foot high) inflatable bubble that could accommodate six (6) regulation pickle ball courts. This would move the structure further from residences thus mitigating impacts. Entrances and exits could be located on the west and north sides of the structure. Further investigation would be needed to ensure that mountain views are preserved. It would also alleviate impacts to the condos north of the proposed bubble by actually positioning the bubble further behind the existing Athletic Center.

Another alternative is to place the bubble and/or permanent pickle ball facilities in a centralized, internal location on the Club's campus. As shown by its Conceptual Master Plan, Area H (identified as a Multi-Purpose Area) is supposedly already being researched by the Club for pickle ball courts. This would be a superior location not impacting prior commitments, view corridors, existing neighborhoods and creating other land use impacts (lights, noise, traffic, etc.) as is the case with the current proposal. (See Area H depicted on Exhibit E-2, Master Plan Map). It is also unclear from the proposal what the effect of including the Master Plan is on future reviews. Such reviews should be undertaken in greater detail using the Special Use Review criteria.

The length and detail of this comment letter is necessary given the project's severe implications for our property, our neighbors and First Flintlock generally. Thank you and we look forward to appearing at the hearing on January 11, 2024 at 11:15 a.m.

Very truly yours,

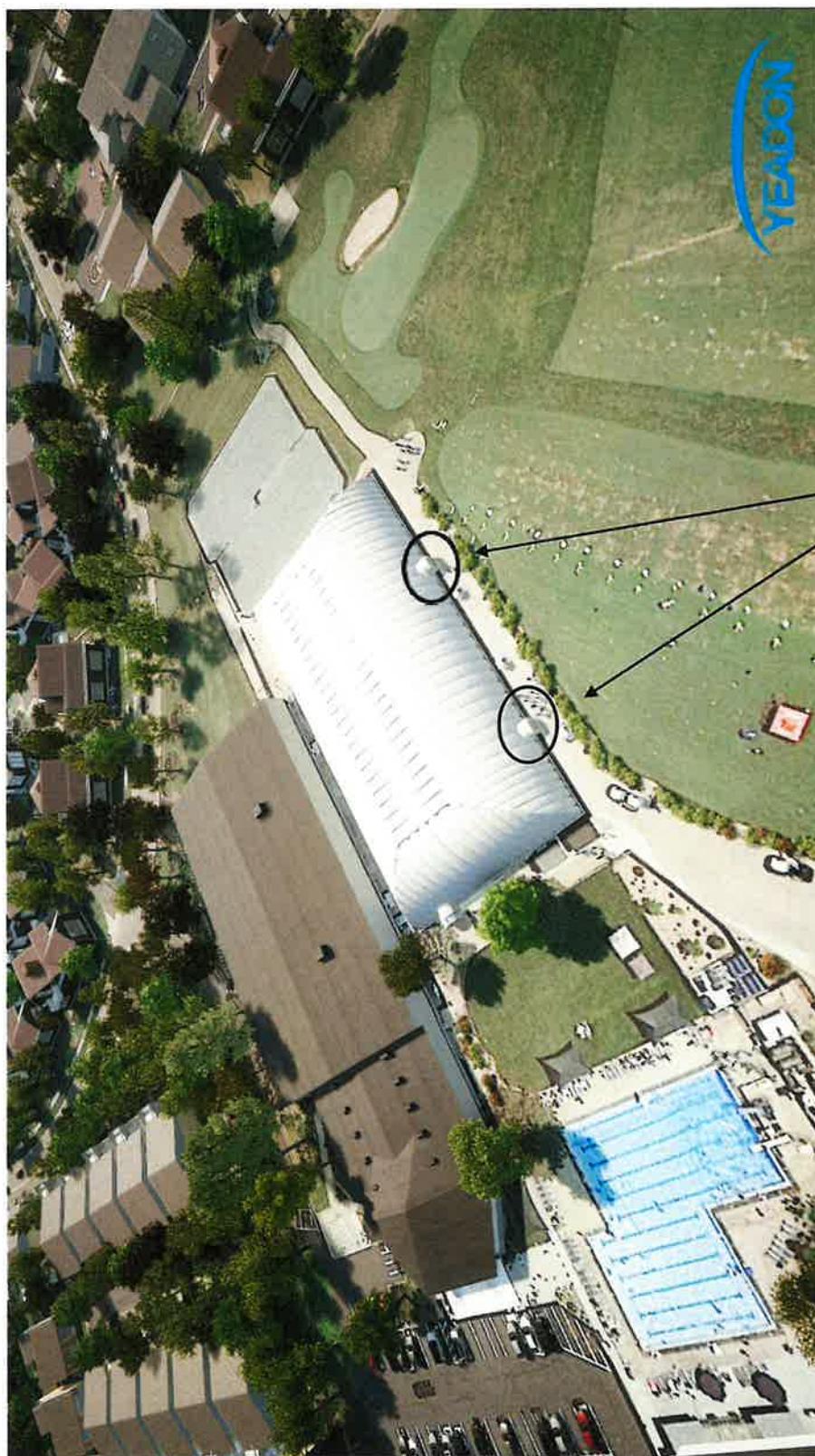


Rick Johnson



Cindy Johnson

Exhibit A



Steps and traffic hazards in high-volume cart path area behind range.

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Exhibit B

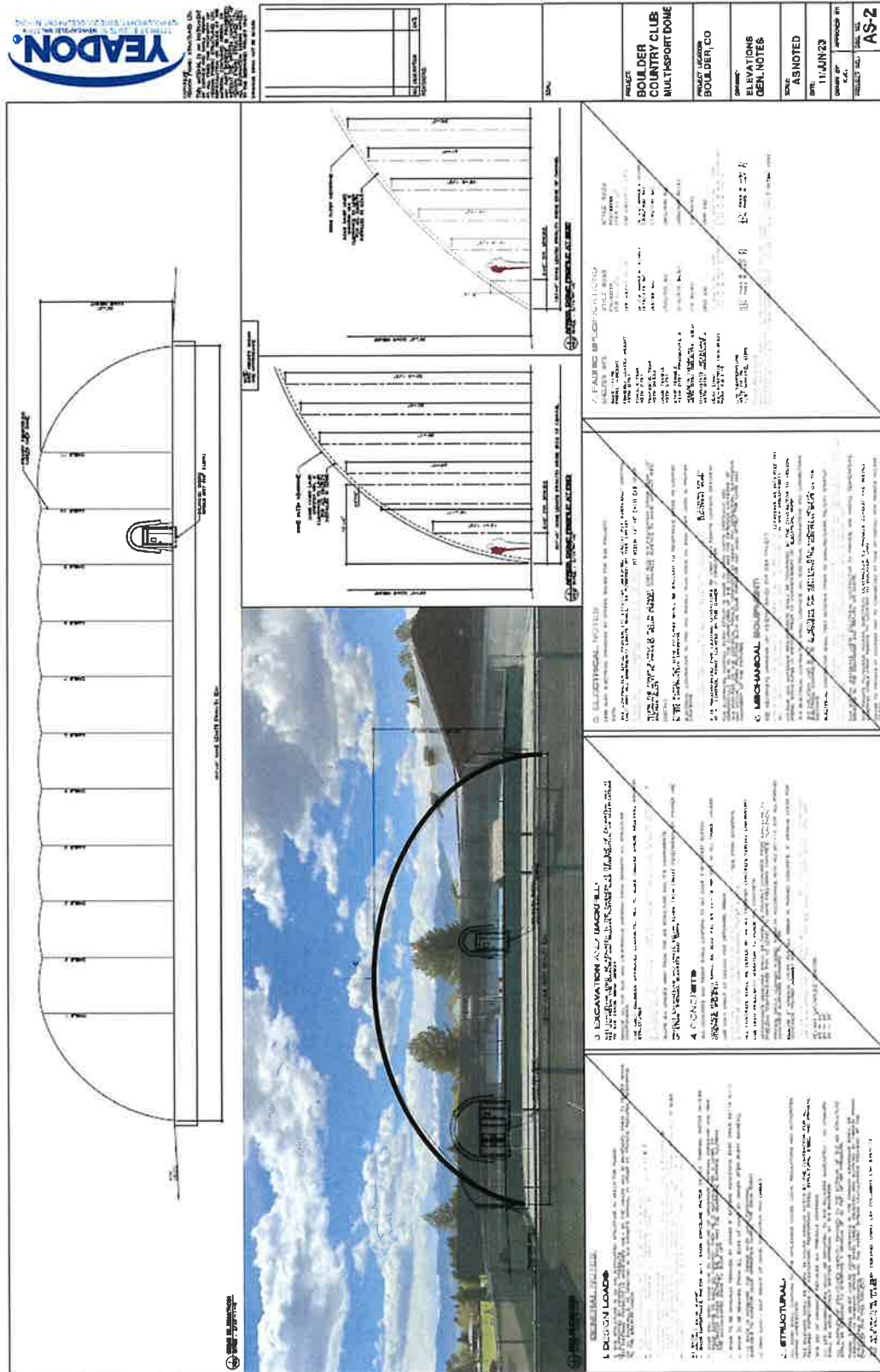


Exhibit C

Ironwood Condos



3 Townhomes

2 Townhomes

Exhibit D

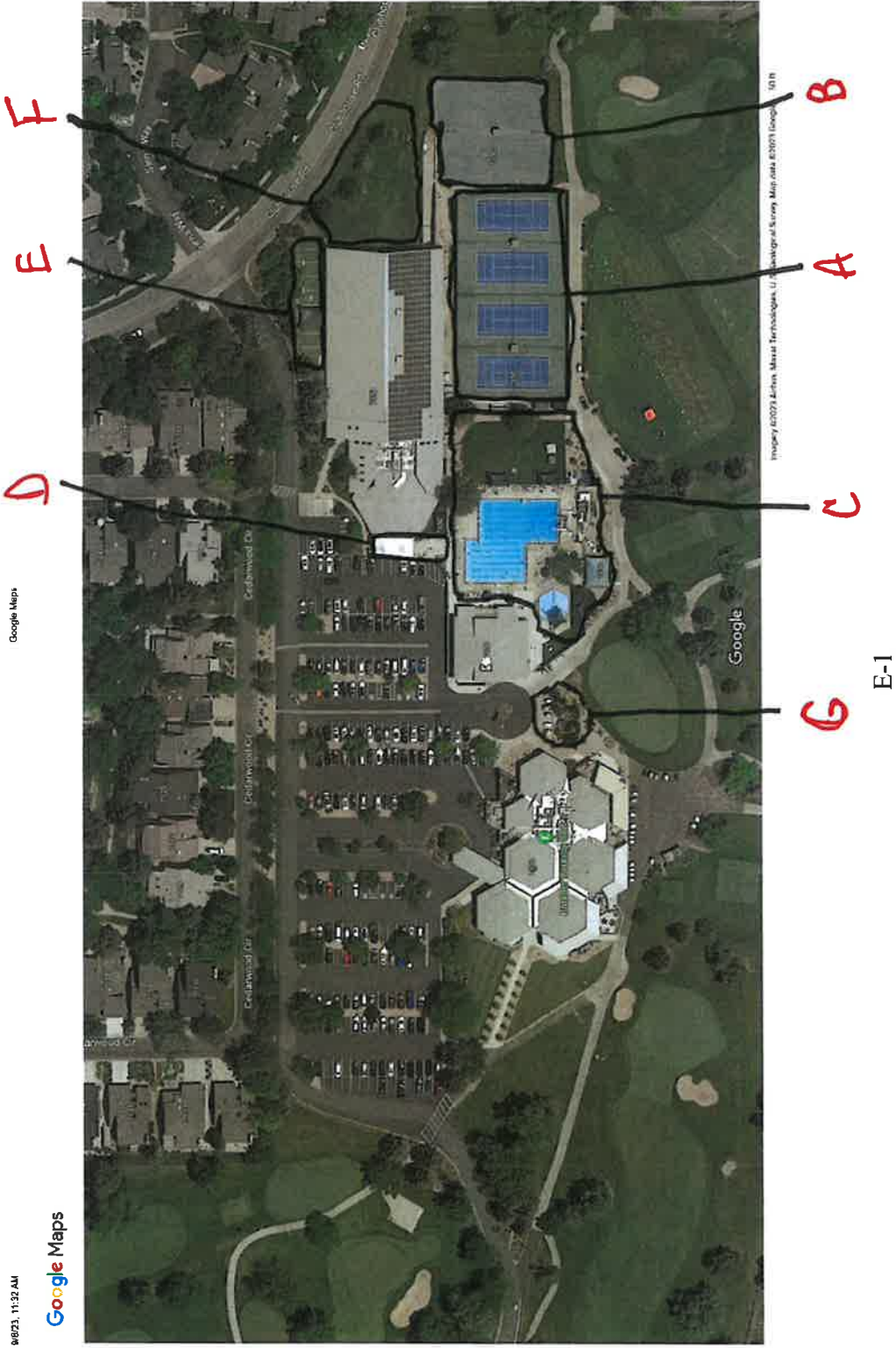


Entrance/Exit at East Side – Lighting
Noise and Traffic during wide array of
operating hours.

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Exhibit E

CONCEPTUAL MASTER PLAN MAP



Area H internal to the Club's campus – better location for pickle ball with fewer neighborhood impacts.

H

Google Maps

9/6/23, 11:32 AM

Google Maps



Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google

E-2

{00622001 / 1 } {00622001 / 1 }

From: [Peter Bihari](#)
To: [LU Land Use Planner](#)
Cc: [Fred Ziel](#); wjbarrett457@aol.com; [Scott Pudalov](#); [Kenny Wolf](#)
Subject: [EXTERNAL] Re boulder country club
Date: Tuesday, November 28, 2023 11:09:22 AM

Dear sirs .
Re planning application
Lu23-0028

I believe there is an application to put a bubble over the four outdoor courts . Being a member (voting) for many years and an active user of the tennis courts , this seems like a terrible idea. Having a giant bubble next to the existing indoor court facility will take a delightful setting and make the entire area feel industrial and over developed .

The alternative of covering the two (presently clay) courts is a far better idea as the courts are approx. 8 feet below the level of the four other courts , will be less obtrusive and can have landscaping to soften the view of the structure .

The impact on the residents looking out at that massive , unsightly bubble will harm them immensely , both in the quality of there lives and the financial investment they made in their homes .

It is said you get one chance to make a good first impression .

The first impression for all the neighborhood and club members will be of an industrial , dense area , completely out of character with the area at the moment .

I hope this bubble over the four tennis courts is not approved .

Yours Truly
Peter Bihari
3917 orchard court
Boulder. Co 80304

Boulder resident for 27 years .

Sent from my iPhone

Nora and Fred Ziel
4983 Clubhouse Court
Boulder, CO 80301

November 28, 2023

Via U.S Mail and e-mail (planner@bouldercounty.gov)

Board of County Commissioners
c/o Community Planning & Permitting
P.O. Box 471
Boulder, Colorado 80306

Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country Club Use of Community Significance Designation

Dear Board of County Commissioners,

We write today to comment on Docket #LU-23-0028 and thank you in advance for your consideration of our comments. We live at 4983 Clubhouse Court, Boulder, Colorado 80301, directly east of Boulder Country Club tennis courts and the proposed bubble. We have been members of the Club since 2005 and have lived in our current house since 2016 and the Gunbarrel area continuously since 1995. Both of us have been Boulder County residents since the 1980s.

As described in more detail below, we object both to the Country Club's request to change from its current status as legal non-conforming use to a "Use of Community Significance" and to the specific request to place a seasonal structure over the four elevated outdoor tennis courts.

1. Notice late and deficient -- The notice provided of these changes arrived at our house just days before the statement comment deadline of November 17th. We have spoken to neighbors and found that they experienced the same thing. The notice is dated November 2nd but seems to have been mailed much later given the arrival. (Alternately, if it was mailed on time, the standard timing of these notices needs to be reviewed as there are clearly issues with local mail delivery that need to be taken into account.)

Moreover, the notice in no way makes clear the scope or actual location of the proposal. The only publicly discussed 'seasonal structure' currently at the Country Club is the tent used for "Kids' Club" during the summer. Here we are talking about a 24,840 square foot, 35-foot (from the tennis course base which is elevated above natural grade) structure which will be – for "only" six months a year -- the largest, most visible structure at the Country Club.

2. The Country Club does not meet the definition of Use of Community Significance. As a private membership club, it would seem it was an intentional and purposeful target of the change to

the code in 1991. While we understand the Country Club's frustration with the additional oversight this requires, it seems that the Country Club has been able to complete many projects under this approach. In several cases, the process has been used to encourage collaboration with neighbors. From talking to neighbors who have lived here longer than we have, we are aware specifically of restrictions agreed to with regard to the tennis courts location and lighting as well as the driving range fencing. The current heightened review seems to encourage thoughtful collaboration and it seems that Boulder County, the Country Club and its neighbors benefit by continuing this process.

Instead the club seeks to bypass the collaborative approach with a change to Use of Community Significance citing its historical significance in the development of the Gunbarrel community in the 60s. Surely the County was aware of this history when it intentionally changed the code and made the Country Club a non-conforming use in 1991. Why only now, 32 years later, would this benefit to the community as a whole of a private country club at capacity with a multi-year waiting list become evident?

3. The process followed by the Country Club for this proposed status change and massive project stands in stark contrast to other similar projects. The Country Club has not engaged in any dialog with neighbors or neighboring HOAs such as ours ("First Flintlock") or Ironwood's regarding a project that will significantly impact many nearby residences as well as the many users of the trail behind our house and the sidewalk along Clubhouse Road. Likewise, no member town halls or announcements or artists conceptions in the club newsletter or website have been presented to the club membership. This stands in stark contrast to other Country Club projects of this magnitude. This could be an oversight. Perhaps Mike Larson and the current BCC administration can think only of the positives of the project and haven't given any thought to the negative impacts. In any event this lack of discussion with neighbors and members has led to a situation, exacerbated by the deficient and late notice, where people are unaware of the project and its impact and it may slide through "under the radar."
4. The discussion of impacts in the Country Club planning application on page 18 of the planning PDF ("Dome Project Narrative") materially misrepresents the impacts of the dome. We note specifically that item (d) misrepresents the sight line impact of this project in several regards:
 - a. The application notes that "Sight line will minimally affect two to three residences located to the East of the dome during the winter season." Our house is one of the "two to three" referenced. In Attachment A, you can see the 'minimal' impact on our exquisite back range view to west. This scenic vista is a source of joy to us every day – especially in the winter months. The impact cannot reasonably be described as minimal.
 - b. It is also the case that far more homes are affected than the "two or three" conceded in the narrative. We've spoken to other neighbors on our development whose views will be affected and the number is at least 8-10.
 - c. The narrative also explicitly dismisses any impact on neighbors to the north, but as you can see in Attachment B, our neighbors to the north in Ironwood who back to Clubhouse will have their Flatirons views impacted or eliminated. This adds another half-dozen or more residences whose view is directly impacted.

- d. Additionally, item (a) notes “little, if any, light emitting from the dome.” We take “little, if any” to mean “some.” This is concerning as currently there is no nighttime lighting on the tennis courts – a product of the Special Use review and collaboration with our HOA as we understand it. The amount of light that will be emitted through the dome needs to be carefully characterized and understood both in terms of direct impact on surrounding residences and the impact on adding ambient light to the environment. Unlike a point source, the light will be emitting from a massive surface area so even a very dim emission will have a large effect.

In closing, we ask the Board to reject the current application from the Country Club. The process followed by the Country Club here points out the need for the Special Use process and the Country Club’s status as a legal non-conforming use should not be changed. The Club should be encouraged to work with its neighbors to identify a lower impact solution to its desire for additional winter racquet sports capacity in a manner that is consistent with its earlier commitments and respectful of the surrounding neighborhood. Perhaps a lower bubble over the westernmost court or two or in area H would be found to not present the same issues as the current proposal.

Thank you for your consideration,

Nora Ziel

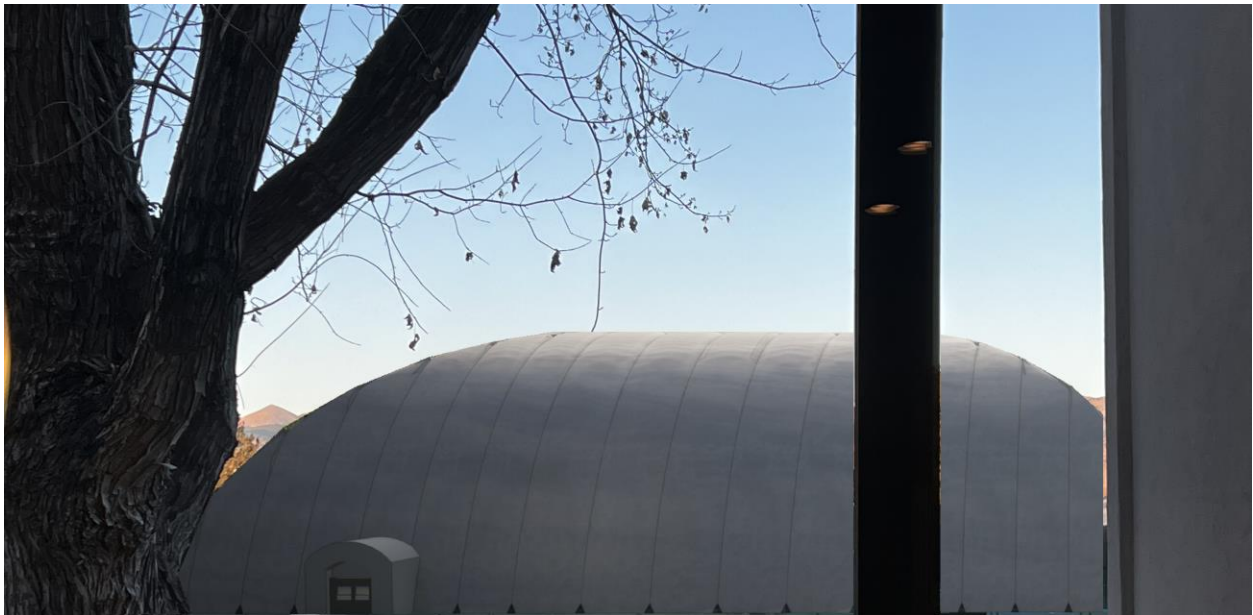
Fred Ziel

ATTACHMENT A – WESTWARD VIEW FROM OUR RESIDENCE

Here is a typical westward winter view from our residence



Here is a superposition of the bubble image provided in the Country Club's application (page 28 of the combined application documents PDF) scaled based on the ten-foot height of the fence around the upper four tennis courts.



ATTACHMENT B – SOUTHWEST VIEW FROM CLUBHOUSE ROAD BEHIND IRONWOOD RESIDENCES

Here is typical view for a neighbor to the north in Ironwood with scenic views of Flatirons over the current ten-foot fence of the courts. This is also the view that greets people arriving to the club or continuing to the neighborhoods north of it from 75th street. It was taken from the sidewalk across Clubhouse Road from the split-rail fence along the Country Club's northern boundary.



Here it is with the bubble superimposed. The bubble image is scaled based on the height of the ten-foot fence using the southeastern post. As with Attachment A, this is indicative and not a perfect rendering. This is not the aspect of the bubble that would be seen from this viewpoint as the bubble would extend further to the right. And again, the impact here is substantial rather than minimal.



From: [Fa Creighton](#)
To: [LU Land Use Planner](#)
Cc: [Fa Creighton](#); [Brad And Nancy Olsen](#)
Subject: [EXTERNAL] Re: Limited impact special use review docket # LU- 23- 0028: Boulder Country Club use of community significance designation.
Date: Wednesday, November 29, 2023 5:52:41 PM

November 29th, 2023

Dear Board of County Commissioners,

I own a lovely home at 4943 clubhouse court with a second floor deck, facing West and Northwest, Which overlooks the Boulder Country Club's driving range and the beautiful snow-capped Rockies.

Like my other neighbors, the placing of these high domes over these outside tennis courts/pickle ball courts, will directly impact my Northwestern stunning view.

And, any lighting at night of these domed Tennis courts would be quite intrusive, as well.

Also, I just received your notice through the mail, very late "in the game". So, I hope you will still Consider my concerns, even though the cut off date is listed as November 17th.

I thank you for your consideration in "my vote", So to speak, to have the Country Club's application rejected.

Most sincerely,

P.R. Creighton

From: [Rick Baker](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Proposed Boulder Country Club tennis and pickle ball bubble.
Date: Thursday, November 30, 2023 2:38:10 PM

Hi Brad,

I am a lifetime member of the Boulder community and a 30 year member of the Boulder Country Club. I am also an avid tennis and pickle ball player as well. I am very much against this proposed bubble at the BCC. This bubble will ruin mountain views of many neighbors who live and take walks near the club as well as cause light pollution from the inside and outside of this proposed bubble. Changing the BCC status from a pre-existing legal non-conforming use to a use of community significance should also be denied in my opinion. I really think this is ill advised and needs to be denied. The BCC has always been a clean minimal impact club that blends into the local community and neighborhood and this proposal goes against all of that. I appreciate your courtesy in reading this. Thank you.

Rick

[Rick Baker, CIC](#)

[Rick Baker Insurance](#)

[5360 Arapahoe Ave Ste. D Boulder CO 80303](#)

[Tel: 1 \(303\) 444-3334](#)

[Cell: 1 \(303\) 257-0602](#)

[Fax: 1 \(303\) 444-2716](#)

[Email: Rick@rickbakerinsurance.com](#) [Website: rickbakerinsurance.com](#)



From: DonJenkins@comcast.net
To: [LU Land Use Planner](#)
Cc: [Naureen Jenkins](#)
Subject: [EXTERNAL] Boulder Country Club tennis & pickleball bubble
Date: Friday, December 1, 2023 8:10:23 AM

I want to express my opposition to Boulder Country Club's proposed outdoor tennis bubble. I live close to the club and I find the proposed plan very intrusive and destructive to the views of the western Mountain and to the beauty of the area as a whole.

Donald Jenkins
4906 Clubhouse Court
Boulder, Co. 80301
Sent from my iPad

11/29/23

PROCTOR R. ANDERSON M.D.
4993 CLUBHOUSE COURT
BOULDER, CO 80301

RE: DOCKET# LU-23-0028

DEAR SIR:

I AM WRITING TO OBJECT TO THE PROPOSED TENNIS COURT COVERS AT THE BOULDER COUNTRY CLUB. I HAVE READ THE LETTER MY NEIGHBOR, MR. RICK JOHN SENT TO YOU ON 11/27/23. I AGREE WITH THE CONTENT OF THAT LETTER.

I AM ALSO CONCERNED THAT THE PROPOSED "ROOF" WOULD OBSTRUCT MY VIEW TO THE WEST OF MY HOME. I THINK IT WOULD ALSO DEVALUE MY HOME.

I APPRECIATE YOUR ASSISTANCE WITH THIS MATTER.

SINCERELY,

PR Anderson MD

Dean and Beth Gouin
7266 Siena Way
Boulder, Colorado 80301

December 5, 2023

Board of County Commissioners
c/o Community Planning & Permitting
P.O. Box 471
Boulder, Colorado 80306

*Re: Limited Impact Special Use Review Docket # LU-23-0028: Boulder Country Club Use of
Community Significance Designation*

Dear Board of County Commissioners,

Thank you for the opportunity to submit comment on Docket #LU-23-0028. We live at 7266 Siena Way, Boulder, Colorado 80301, directly north of the proposed 24,840 square foot tennis bubble to cover the current four (4) raised outdoor tennis courts at Boulder Country Club (“BCC”). Our comments are as follows:

1. **History.** Pursuant to the Development Agreement entered into on October 31, 1995, between the Boulder County Commissioners and BCC, BCC agreed to meet certain conditions and requirements for the construction of an indoor athletic facility and its outdoor tennis courts. Included in these conditions BCC agreed to take measures to mitigate “visual and noise” related issues from the facility and “protect the western views and privacy” of the surrounding neighbors. Specific hours of operation were established (between 8:00 am and 9:00 pm) and outside lighting was strictly prohibited. Any new courts were required to be depressed at least two feet into the ground and have a maximum elevation of 107 feet. The current proposal to construct a massive 24,840 square foot bubble violates these conditions. First the height of the bubble will exceed the existing roof line of the current athletic facility in excess of 10 feet. Second, with the addition of a bubble, lighting will be introduced into the facility creating light pollution and detracting from the neighbor’s ability to quietly enjoy their properties. Regardless of the material used to create the bubble, surrounding neighbors will be exposed to a massive glow-in-the dark bubble.
2. **Architectural consistency:** The addition of a tennis bubble would violate the architectural consistency and congruence of BCC and the surrounding community. The BCC clubhouse has been designated as a historical site and the introduction of a massive, industrial style 24,840 square foot bubble would be inconsistent with existing BCC architecture and the surrounding neighborhood. The bubble would be an industrial eyesore nestled in the middle of a residential neighborhood significantly damaging the aesthetics of the neighborhood.

3. **Use of Community Significance designation:** In order to be considered for “Use of Community Service”, BCC must demonstrate that at least two of the following characteristics: historic, cultural, economic, social or environmental values to the inhabitants of Boulder County as a whole exist. Although it is true that the main club house has been given an historical designation this designation does not extend to the remaining facilities at BCC. This designation should not be applied to BCC’s outdoor tennis facilities. Furthermore, BCC is a private club with restricted membership that is not available to the Boulder County community at large. BCC appears to be requesting this designation to ease the burdens of permitting and avoid the scrutiny of the Special Use review process.

Recent decisions by BCC management and its Board have shown no regard for the surrounding neighborhood. As part of their recent capital campaign to improve the clubhouse and golf course facilities, BCC’s board decided to increase their membership levels by clearing their full golf waiting list. In doing so they gained access to the initiation fees associated with these memberships to help fund these capital improvements. Unfortunately, the increased membership levels have resulted in inadequate parking facilities for BCC. Without a solution for overflow parking, BCC members regularly park along Clubhouse Road and trespass into surrounding private communities. BCC management and their board have taken no measures to address this issue.

BCC’s lack of regard for the surrounding neighbors is further evidenced by submission of this Use of Community Service request. BCC Management and Leadership completely failed to engage in any dialogue with its neighbors. Instead, in its submission material it claims “sight line will minimally affect two or three residences to the East of the Dome....” Replacing a 10-foot-high chain link fence with a 35-foot-high massive tennis bubble. With regard to this application, BCC’s outgoing President has been attributed with saying that his fiduciary responsibility is only to BCC membership and not the surrounding neighborhood. This is not consistent with “meeting the needs of the community as a whole”.

We respectfully request that BCC’s request for Limited Impact Special Use Review Docket # LU-23-0028: Boulder Country Club Use of Community Significance Designation be denied. BCC has failed to comply with its Development Agreement from October 31, 1995 and does not meet the criteria to be considered as a Use of Community Significance.

From: [Mike Greenwood](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] LU-23-0028
Date: Wednesday, December 6, 2023 11:56:58 AM

Dear Boulder Board of County Commissioners,

I am writing to oppose the 24,840 square foot tennis bubble that the Boulder Country Club has applied to install on its campus. I am a long time full golf member of BCC and have lived in the neighborhood for much of my life.

The 35 foot high bubble is too massive. If installed it will ruin the mountain views from the north, east and southeast. Also, the bubble will ruin the dark nighttime skies with lighting inside and out. My family gathers at one of the homes that is directly affected and will ruin our views of the mountains.

Boulder Country Club failed to do the necessary legwork with the neighborhood and this proposal needs to be denied.

Thank you for your consideration

Michael Greenwood

--

Mike Greenwood
Funeral Director Greenwood & Myers Mortuary
Phone: 303-440-3960
Fax: 303-440-3944
Direct: 720-633-3475

Rick and Cindy Johnson
4973 Clubhouse Court
Boulder, Colorado 80301

December 7, 2023

Via U.S Mail and e-mail (planner@bouldercountry.gov)

Board of County Commissioners
c/o Community Planning & Permitting
P.O. Box 471
Boulder, Colorado 80306

*Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country
Club Use of Community Significance Designation*

Dear Board of County Commissioners:

This letter is to supplement our letter dated November 27, 2023, opposing Docket #LU-23-0028. We have further researched the Boulder Country Club's (the "Club") Development Agreement dated October 31, 1995, involving Docket #SU-93-18, as well as Resolution 94-5 and and Resolution 94-201. The purpose of this supplemental letter is to expand upon the "History" section of our initial letter.

In 1993, the Club filed for approval of a Special Use Review and Site Specific Development Plan to undertake certain expansions of and improvements to its facilities. The matter was assigned Docket #SU-93-18. Conditional approval of Docket #SU-93-18 is reflected by the Development Agreement dated October 31, 1995. That Development Agreement states, in part:

"WHEREAS, the County and the Developer mutually acknowledge and agree that the matters set forth are reasonable conditions and requirements to be imposed by the County in connection with its approval of the Development, and that such matters are necessary to protect, promote and enhance the general welfare"
(Emphasis added.)

The Development Agreement also contains provisions allowing for periodic review to ensure compliance (Section 4) and that the terms and conditions shall be covenants which run with the land (Section 10). The conditions of approval are set forth in Resolutions 94-5 and 94-201, copies of which are attached as Exhibits A and B to the Development Agreement.

Resolution 94-5 makes clear the Club was requesting approval for a Special Use Permit for the Club, a nonconforming golf course of over 100 acres in the Rural Residential Zoning District, including: improving the golf course (repairing cart paths, lining lakes, rebuilding greens and bunkers, realigning fairways and replacing maintenance building); modernizing the tennis and indoor recreational facilities, renovating the four existing hard surface courts, lighting two of the courts, constructing two new clay tennis courts, remodeling the tennis building to accommodate refurbished locker rooms, relocating the aerobic/weight rooms, providing for an indoor golf driving range; and remodeling and doing a minor expansion of the clubhouse. On

Board of County Commissioners
December 7, 2023
Page 2

September 15, 1993, the Planning Commission held a hearing and recommended conditional approval of the docket except for the two new proposed clay tennis courts. On November 29, 1993, the Board of County Commissioners held a hearing which was attended by “numerous adjacent property owners, residents of the general neighborhood of the Country Club, and other members of the public...”

Resolution 94-5 goes on to approve the docket, on the basis and terms set forth in the Resolution, and subject to the following conditions:

- “1. The Applicant’s withdrawal from the Docket of the requests for lighted tennis courts . . . is accepted.
2. The Applicant cannot proceed with construction of the two new clay tennis courts or with any realignment of the current golf cart path in the vicinity of the proposed new courts, until the Board, at a future public hearing, approves appropriate screening and other visual and noise mitigation measures which protect the western views and privacy of the neighbors to the east of the proposed courts, and which reduce the existing noise impacts of the Applicant’s tennis facility.
3. The use of the outdoor tennis courts shall be limited to the hours between 8:00 a.m. and 9:00 p.m. (Emphasis added.)

* * * ”

The Club did subsequently file a Request for County Review and Approval of Tennis Courts and Noise Mitigation Designs as required by Resolution 94-5. After a hearing on August 16, 1994, the Board of County Commissioners passed Resolution 94-201 requiring additional conditions as follows:

- “1. Sound mitigation will be installed on the existing courts.
2. New courts will be depressed two feet into the ground, and have a maximum fence elevation of 107 feet. Such fences are to be removed seasonally.
3. The new courts are to be built as far north as possible.”

* * * ”

Despite these public processes, commitments of record and conditions of approval, to our knowledge no sound mitigation other than wind break netting has been placed on the existing four tennis courts or the two clay courts and no seasonal removal of fences around the clay courts has ever occurred. Instead, the Club has transformed the westernmost tennis court into four (4) pickle ball courts, effectively increasing the density of use from 2 tennis players to 16 pickle ball players. Pickle ball is much louder than tennis and more social with an increase in related noise. The Club changed this use without any County approval, having previously only obtained approval for tennis courts. **The Club should be required to commit to keeping any pickle ball use only on the westernmost one or two tennis courts.**

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Page 3

Finally, the Club's latest submittal demonstrates a failure to honor its past commitments regarding no lighting on the four (4) tennis courts (proposal is for a lighted and heated bubble with entry and exit lighting), protecting the western views and privacy of neighbors to the east of the courts (as specifically set forth in Resolution 94-5), and limited hours of use to the outdoor courts to 8:00 a.m. to 9:00 p.m. (Club now seeking to extend weekday hours to 5:00 a.m. to 9:00 p.m.). All these issues were addressed and worked out between the County, the Club and adjacent neighbors after public hearings in 1993-1994. Our neighbors have relied on those commitments in investing in their properties. The Club's failure to adhere to these past commitments demonstrates perfectly why it must be held to the stricter Special Use Review criteria going forward.

Thank you for the opportunity to expand further on the historical approvals, conditions and commitments of record. Also, please make the Development Agreement dated October 31, 1995, and Resolution 94-5 and Resolution 94-201 (copies attached) part of the official record of these proceedings.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Rick Johnson", with a stylized flourish at the end.

Rick Johnson

A handwritten signature in blue ink, appearing to read "Cindy Johnson", with a stylized flourish at the end.

Cindy Johnson

#01565567 11/29/95 10:53 AM REAL ESTATE RECORDS
F2092 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

15-1

DEVELOPMENT AGREEMENT
RELATING TO THE DEVELOPER'S OBLIGATIONS FOR
DEVELOPMENT ACTIVITIES
AT THE
BOULDER COUNTRY CLUB

THIS AGREEMENT is made on this 31st day of October, 1995, by and between the Board of the County Commissioners of Boulder County, Colorado, hereinafter referred to as the "County," and Boulder Municipal Sports Center, Inc., doing business as Boulder Country Club and hereinafter referred to as the "Developer."

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WHEREAS, the Developer has submitted to County for approval of a Special Use Review and Site Specific Development Plan to undertake certain expansions of and improvements to the facilities of the Boulder Country Club (Docket SU-93-18) hereinafter referred to as "Development"; and

WHEREAS, the County has fully considered the proposed Development and the requirements to be imposed upon the land and properties by reason of the proposed Development; and

WHEREAS, the County is willing to approve the Development upon the agreement of the Developer to the matters herein described; and

WHEREAS, the County and the Developer mutually acknowledge and agree that the matters hereinafter set forth are reasonable conditions and requirements to be imposed by the County in connection with its approval of the Development, and that such matters are necessary to protect, promote and enhance the general welfare; and

WHEREAS, County has determined that this Agreement is consistent with the Boulder County Comprehensive Plan and applicable county regulations;

NOW, THEREFORE, in consideration of the premises, the mutual covenants herein contained and the approval of the Development, it is agreed as follows:

1. The Development shall be consistent with the commitments of record and conditions of approval established in the Special Use approval for the Development (Docket SU-93-18), as set forth in the Board of County Commissioners' Resolutions 94-5 and 94-201 (copies of which are attached to this Agreement as Exhibits A and B, respectively); in the supporting materials in the Docket file; and in the attached plans (specifically, the approved site and landscape plan (Exhibit C hereto), the "Master Plan Revisions" for the proposed tennis courts (Exhibit D hereto), and the management plan for the irrigation lateral serving City of Boulder open space (Exhibit E hereto)), all of which are incorporated into this Agreement by this reference.

2. **Water Supply** - A water line from the Boulder Valley Water and Sanitation District is in place to the Boulder Country Club site, and the Club receives water through an existing tap(s). No additional water taps are needed from the water supplier as a part of the Development.

3. **Sewage** - A sewer service line from the Boulder Valley Water and Sanitation District is in place to the Boulder Country Club site, and the Club receives sewer collection and treatment services through an existing tap(s). No additional sewer taps are needed from the sewer supplier as a part of the Development.

4. Boulder County may conduct a periodic review of the status of the Development which is the subject of this Agreement, as necessary to ensure compliance with the terms of this Agreement.

5. In consideration of the above conditions and covenants, the County agrees to grant a vested property right for the proposed Development to proceed pursuant to the terms of this Agreement. The approval shall have a term of 3 years subject to the provisions for modification and termination contained herein. The Developer may request an extension of said vested right.

6. The vested property right granted herein may be terminated by Boulder County in accordance with law.

7. Subsequent regulations enacted by Boulder County that are not inconsistent with the vested property right shall be applicable to the proposed Development if necessary to protect the health and safety of the inhabitants of Boulder County or if general in nature and applicable to all properties subject to County land use regulations.

8. This Agreement may be canceled or amended on the mutual consent of the parties or to bring the proposed Development into conformance with applicable federal or state law.

9. Developer's compliance with the terms of this Agreement may be enforced by any legal means, including but not limited to, termination of Developer's vested right granted herein, revocation of Developer's approval, denial of building permits, or action for breach of contract.

10. The terms and conditions of this Agreement shall be covenants which run with the land and inure to the benefit of and are binding upon the heirs, successors in interest and assigns of the parties hereto.

11. This Agreement, upon execution, shall be recorded in the records of the Boulder County Clerk and Recorder.

12. **Enforcement** - Boulder County alone (with the consent of the Developer) may waive or modify requirements herein. It is agreed that Boulder County or any purchase of any land subject to the restrictions or requirements of this Development Agreement shall have the authority to bring an action in the Boulder District Court to compel the enforcement of this

Agreement and the restrictions and requirements herein provided for. If the property becomes included with the boundaries of any city or town, Boulder County's right to enforce this Agreement shall automatically pass to the governing body of the city or town. Boulder County shall have the right to waive its rights to enforce this Agreement or to modify the same (with the consent of the Developer) without obtaining the consent of any other entity or person; provided that if the property becomes included within the boundaries of any city or town, such rights of Boulder County shall automatically pass to the governing body of the city or town.

13. Recordation - The Developer shall file for recording with the Boulder County Clerk and Recorder of this Development Agreement, reduced site plan and/or any other documents required as part of the approval by the Board of County Commissioners of the above-referenced subdivision.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 20th day of October, 1995.

OWNER-DEVELOPER:

BOULDER MUNICIPAL SPORTS CENTER, INC.
d/b/a BOULDER COUNTRY CLUB

By: Joan Shepherd
Joan Shepherd, Vice President

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 20th day of October, 1995, by Joan Shepherd, Vice President of Boulder Municipal Sports Center, Inc., d/b/a Boulder Country Club.

WITNESS MY HAND AND OFFICIAL SEAL.



My Commission Expires 01/1/99

Marilyn Ann Whitman

EXHIBIT A

RESOLUTION 94-5

A RESOLUTION CONDITIONALLY APPROVING BOULDER COUNTY LAND USE DOCKET #SU-93-18 ("BOULDER COUNTRY CLUB"): A REQUEST FOR A SPECIAL USE PERMIT WITH ASSOCIATED SITE SPECIFIC DEVELOPMENT PLAN FOR THE BOULDER COUNTRY CLUB, INCLUDING CERTAIN PROPOSED EXPANSIONS TO AND IMPROVEMENTS OF THE GOLF COURSE, TENNIS FACILITIES, AND ACCESSORY STRUCTURES, ON THE BOULDER COUNTRY CLUB PROPERTY LOCATED IN GUNBARREL IN SECTIONS 11, 12, 13 & 14, T1N, R70W.

WHEREAS, Boulder Municipal Sports, Inc./Roger Wardlaw ("Applicant") has requested approval for a special use permit for the Boulder Country Club, a nonconforming golf course of over 100 acres in the Rural Residential zoning district in unincorporated Boulder County, with associated site specific development plan, including improving the golf course (repaving of cart paths, lining lakes, rebuilding greens and bunkers, realigning some fairways, and replacing the maintenance building); modernizing the tennis and indoor recreational facilities (renovating the four existing hard surface courts, lighting two of the courts, constructing two new clay tennis courts, remodeling the tennis building to accommodate refurbished locker rooms, relocating the aerobic/weight rooms, and providing for an indoor golf driving range; and remodeling and doing a minor expansion of the clubhouse; and

WHEREAS, the above-described request was processed and reviewed as Boulder County Land Use Docket #SU-93-18 ("the Docket"), all as further described in the Boulder County Land Use Department Planning Staff's Memorandum and written recommendation to the Boulder County Board of County Commissioners ("the Board") dated November 29, 1993, with its attachments ("the Staff Recommendation"), which is incorporated into this Resolution by this reference; and

WHEREAS, on September 15, 1993 the Boulder County Planning Commission ("the Planning Commission") held a duly-noticed public hearing on the Docket, and recommended conditional approval of the Docket to the Board, with the exception of the two new proposed clay tennis courts; and

WHEREAS, on November 29, 1993, the Board of County Commissioners held a duly noticed public hearing on the Docket ("the Public Hearing"), at which time the Board considered the recommendation of the Planning Commission and the Staff Recommendation, and also considered the documents and testimony presented by the County Land Use Department Planning Staff, as well as by the Applicant's Planning Consultant and Attorney and several management and member committee representatives of the Applicant, as well as by numerous adjacent property owners, residents of the general neighborhood of the Country Club, and other members of the public speaking both for and against the Docket; and

WHEREAS, at the Public Hearing the Applicant officially withdrew its requests for lighted outdoor tennis courts and the proposed lake on the Second Fairway from the Docket, subject to reserving its right to seek special use or site specific development plan approval, as appropriate, for these proposed improvements should the Applicant wish to pursue them at a future time; and

WHEREAS, based on the Public Hearing, the Board finds that the Docket meets the criteria for special use approval set forth in Article 20-301 of the Boulder County Zoning Resolution, and for a site-specific development plan under Article 19-301 of the Zoning Resolution, with the submission of the standard development agreement, and subject to the conditions stated below.

NOW, THEREFORE, BE IT RESOLVED that the Docket is hereby approved, on the basis and terms set forth in this Resolution, above, and subject to the following conditions:

1. The Applicant's withdrawal from the Docket of the requests for lighted tennis courts and the proposed lake on the Second Fairway is accepted.
2. The Applicant cannot proceed with construction of the two new clay tennis courts or with any realignment of the current golf cart path in the vicinity of the proposed new courts, until the Board, at a future public hearing, approves appropriate screening and other visual and noise mitigation measures which protect the western views and privacy of the neighbors to the east of the proposed courts, and which reduce the existing noise impacts of the Applicant's tennis facility.
3. The use of outdoor tennis courts shall be limited to the hours between 8:00 a.m. and 9:00 p.m.
4. The Applicant shall coordinate with the City of Boulder on the questions raised regarding the acid system and shall resolve the issue with the irrigation lateral.

A motion to conditionally approve the Docket, as stated above, was made by Commissioner Stewart, seconded by Commissioner Hume, and passed by a 3-0 vote of the Board.

15.7

ADOPTED this 4th day of January, 1994, nunc pro
tunc the 29th day of November, 1993.

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:

Homer Page

Homer Page, Chair

Ronald K Stewart

Ronald K. Stewart, Vice Chair

Sandy Hume

Sandy Hume

ATTEST:

Dusan M. Ashcraft
Clerk to the Board

EXHIBIT B

15-8

RESOLUTION 94-201

A RESOLUTION CONDITIONALLY APPROVING BOULDER COUNTY LAND USE DOCKET #SU-93-18 ("BOULDER COUNTRY CLUB TENNIS COURTS"): A REQUEST FOR COUNTY REVIEW AND APPROVAL OF TENNIS COURTS AND NOISE MITIGATION DESIGNS AS REQUIRED AS PART OF THE NOVEMBER 1993 COUNTY APPROVAL OF BOULDER COUNTRY CLUB EXPANSION LOCATED AT BOULDER COUNTRY CLUB, IN GUNBARREL IN SECTIONS 11, 12, 13 & 14, T1N, R70W.

WHEREAS, Boulder Municipal Sports, Inc./Roger Wardlaw ("Applicant") has requested approval for tennis courts and noise-mitigation designs, as part of the November 1993 County approval; and

WHEREAS, the above-described request was processed and reviewed as Boulder County Land Use Docket #SU-93-18 ("the Docket"), all as further described in the Boulder County Land Use Department Planning Staff's Memorandum and written recommendation to the Boulder County Board of County Commissioners ("the Board") dated August 16, 1994, with its attachments ("the Staff Recommendation"), which is incorporated into this Resolution by this reference; and

WHEREAS, on August 16, 1994, the Board of County Commissioners held a duly noticed public hearing on the Docket ("the Public Hearing"), at which time the Board considered of the Staff Recommendation, and also considered the documents and testimony presented by the County Land Use Department Planning Staff, as well as by the Applicant's Planning Consultant; Jack Nunn, President, Boulder County Club; Roger Wardlaw, Club Manager; as well as by numerous adjacent property owners, residents of the general neighborhood of the Country Club, and other members of the public speaking both for and against the Docket; and

WHEREAS, based on the Public Hearing, the Board finds that the Docket meets the standards expressed in the conditional approval of Docket SU-93-18, and meets the criteria for special use approval review set forth in Article 20-301 of the Boulder County Zoning Resolution, and for a site-specific development plan under Article 19-301 of the Zoning Resolution, with the submission of the standard development agreement, and subject to to the post-approval conditions as described in the Land Use Department memorandum, with the additional conditions stated below.

1. Sound mitigation will be installed on the existing courts.
2. New courts will be depressed two feet into the ground, and have a maximum fence elevation of 107 feet. Such fences are to be removed seasonally.
3. The new courts are to be built as far north as possible.
4. Once the details of these conditions are finalized, this plan will be brought back for approval at a business meeting.

NOW, THEREFORE, BE IT RESOLVED that the Docket is hereby approved, on the basis and terms set forth in this Resolution, above, and subject to further approval once the details of these terms and conditions are finalized.

A motion to conditionally approve the Docket, as stated above, was made by Commissioner Page, seconded by Commissioner Stewart, and passed by a 3-0 vote of the Board.

ADOPTED this 16th day of December, 1994, nunc pro tunc the 16th day of August, 1994.

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:

Ronald K. Stewart
Ronald K. Stewart, Chair

Homer Page
Homer Page, Vice Chair

Sandy Hume
Sandy Hume

ATTEST:

Russa M. Ashcraft
Clerk to the Board

From: [Francois Pradeau](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Comments regarding LU-23-0028
Date: Monday, December 11, 2023 9:46:46 AM

To Whom It May Concern,

As a unit owner in Ironwoods condominium (7241 Siena Way), I would like to express my concerns about the erection of a seasonal tennis bubble across the street at the Boulder Country Club. This will have a significant negative impact on our mountain scenery and overall vista, one of the highly valued aspects of living in this neighborhood. I would also like to point out that the Boulder Country Club already has covered tennis courts, and can provide access to this activity year round with their current buildings.

The access to BCC is extremely expensive, and we (as well as many other unit owners) cannot afford it, even if we live literally across the street. This means that this construction will in no way benefit us, but only have a negative impact on us homeowners.

Best regards,
François Pradeau

From: wsmail925@yahoo.com
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Docket LU-23-0028: Boulder Country Club Use of Community Significance Designation
Date: Monday, December 11, 2023 12:16:45 PM

As someone who is directly affected by the erection of a 'bubble' structure over the existing tennis courts by Boulder Country Club I strongly oppose the request.

I live on Siena Way across the street and I have enjoyed unrestricted views of the Flatirons from my second story windows. To lose this view at any time of the year will most definitely hurt my property value and desirability.

I am also opposed to the noise that is created from pickle ball rackets and balls as the game is being played. It is continuous and annoying. The sound travels quite a distance so even the enclosure will not muffle it.

The lights from the structure will be a blight on our peaceful evening vistas.

Anyone who thinks this is a good idea should ask themselves if they would like to see and hear it in their own backyard or neighborhood.

Wendy Smail
7258 Siena Way
Boulder, CO 80301

From: [Stella & Francois PRADEAU](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] BCC Tennis Bubble
Date: Tuesday, December 12, 2023 9:26:15 AM

This email is in regard to the proposed erection of a 24,840 sq. ft. 35 f.t high outdoor lighted tennis bubble at the Boulder Country Club off Clubhouse Road. As a homeowner in the Ironwood division, directly across the street from the county club, I'm concerned about this plan in light of the impact on my home value. Views on the mountains will be diminished if this project is realized. There will be yet more light pollution in the neighborhood which will not only impact us people, but even more importantly will impact the wildlife that we are lucky enough to have dwelling among us: notably the foxes!

I would be disappointed to see this project continue and the ultimate change to our community would be consequential. Please consider my opinion and that of my neighbors!

Thanks-

Stella Pradeau

7241 Siena Way, Boulder

Sent from [Mail](#) for Windows

From: [Wufoo](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Ask a Planner - Bogie Bogner - LU-23-0028 - 7350 CLUBHOUSE ROAD
Date: Wednesday, December 13, 2023 2:43:20 PM

Boulder County Property Address : 7350 CLUBHOUSE ROAD

If your comments are regarding a specific Docket, please enter the Docket number: LU-23-0028

Name: Bogie Bogner

Email Address: bogie1247@gmail.com

Phone Number: (303) 530-0543

Please enter your question or comment: I would like to attend the public hearing via zoom on 1/11/24 at 11:15 a.m. regarding the Docket number pertaining to the proposed installation of a tennis bubble at the above referenced property.

How do I register??

I live directly across the street in the Ironwood Condos and am 100% against this proposed invasion of our views of the beautiful flatirons and beyond. Boulder Country Club has a beautiful property and has maintained it very well however, there are issues with living near a CC. While I enjoy their kids summer camps for the kids sake the noise does impact our patio enjoyment as well as the early morning mower noise. In my opinion the affect to your views is over the top and totally unacceptable.

Thank you for asking our opinion on the subject.

Bogie

Public record acknowledgement:

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

From: [Lillian Patrician](#)
To: [LU Land Use Planner](#); [Lillian Patrician](#)
Subject: [EXTERNAL] Proposed Tennis Bubble BCC
Date: Wednesday, December 13, 2023 12:50:00 PM

To: Community Planning & Permitting Department
P.O. Box 471
Boulder, Colorado
80306

Dear Members of the Boulder CPPD:

I own a home in the Ironwood community directly across from the Boulder Country Club (BCC) on Clubhouse Road. I oppose the proposal to erect a bubble over the BCC tennis courts that can be seen from Clubhouse Road. The bubble would have an especially negative impact on residences bordering Clubhouse Road of which I own one. Anyone driving along Clubhouse would also see this. Homeowners pay for maintenance of the natural beauty of three ponds in the Fountain Greens communities to which Ironwood belongs. I don't know any of my fellow homeowners who want an unnatural bubble structure among us.

I ask that you decide against the proposed bubble.

Kind regards,

Lillian Patrician, MS, MBA
7294 Siena Way, Boulder, Colorado 80301
lillian.patrician@gmail.com
(240) 645-7770

From: [dee britton](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] docket 0028-23-0028
Date: Thursday, December 14, 2023 9:34:52 AM

Please consider the horrible effect the proposed building at Boulder Country Club would have on the landscape surrounding our neighborhood. One of the reasons my daughter and I chose our home in the Ironwood neighborhood was because of the magnificent view from our unit. It has provided much pleasure in the years we have lived here. Your proposal will greatly affect the total ambience of our community as well as our property values.
Please reconsider.

Dee Britton
7264 Siena Way

From: [Jen Eilertson](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country Club Use of Community Significance Designation
Date: Thursday, December 14, 2023 9:46:57 AM

Letter in Opposition

December 13, 2023

Dear Board of Boulder County Commissioners,

I am Jennifer Eilertson and live in Ironwood at 7264 Siena Way. I am a year-round resident of my home. I live north across the street from the Boulder Country Club.

Property Values and Enjoyment

I enjoy a view of the Rocky Mountains and the Boulder Flatirons as seen in the photo below. The proposed dome would not only take away the Rocky Mountains for me but replace them with an unsightly glowing dome. As we all know, a mountain view is critical to home values here. I am very concerned that not only will the enjoyment of my home be diminished but also my property's value. It would seem that the impact on many homeowners in the neighborhood here should have a much higher priority over the enjoyment of Boulder Country Club winter tennis and pickleball players.

Not Critical to BCC Operations

As stated in the application, there are already existing indoor courts for the players and as also stated there are a number of members who leave during the winter months. Also stated is that the BCC does not intend to grow its membership. "Outdoor hard tennis and pickleball courts will be available for play through the fall and winter seasons, depending on weather" per September 2023 BCC newsletter. These are the courts that are proposed to be covered. With Colorado's up and down winter weather, this would provide some extra court time for players without installing a bubble.

Night Sky

The installation of a bubble in our neighborhood is completely inappropriate. In addition to its impact on me personally and my adjacent neighbors, it does not fit in with our beautiful natural environment here. A big plastic object 35 feet tall is an eyesore and not compatible with our surrounding area. Although the application says there will be "very little, if any, light emitting from the dome", I think ANY light would be unacceptable and have an impactful on our current view of the night sky. Currently there are no lights at night on the outdoor courts. This application calls for lights on until 9PM. A big glowing object. We don't even have streetlights here in order to preserve the view of the night sky. This dome does not belong here.

Sight Line

The application suggests that only "two to three residences to the East" would be affected and "residences to the North are effectively separated and screened". I am located primarily North and somewhat East of the structure. I can clearly see courts they propose to cover and the Rocky Mountains. This is a completely false statement by the Boulder Country Club. The installation of a 24,840 square foot dome in our line of sight is an unconscionable idea. We in Ironwood are greatly affected.

DENY APPLICATION

I respectfully request that this application be denied. In the interest of maintaining property values, continuity of our bedroom community environment, preservation of the night sky and simple enjoyment of our Rocky Mountains; please do not approve this application. This affects a lot of us,,,,,not just “two or three residences.” Surely these reasons outweigh more winter tennis and pickleball court time at the Boulder Country Club.

Kind regards,
Jennifer Eilertson

From: [John Osborn](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Docket LU-23-0028
Date: Thursday, December 14, 2023 10:10:37 AM

Dear Board of Boulder County Commissioners

We live in Ironwood Condos at 7273 Siena Way. We are year-round residents living across the road from Boulder Country Club, and are full members of the Club.

We oppose the “Limited Impact Special Use” application by the Club for the following reasons:

- The proposed tennis bubble will obstruct views of the mountains from ten homes in the Ironwood community (north east of the proposed bubble), from numerous homes east of the Club, and from pedestrians walking along Clubhouse Road.
- Related, the application states “residences to the North are effectively separated and screened from the dome by the existing permanent indoor tennis structure”; this is categorically false as the attach photo rendering clearly shows.
- The unsightly bubble will impact home values of the homes with exiting mountain views, but likely all other Ironwood homes.
- We are concerned that the bubble will disturb the night sky when illuminated at night. We cannot rely upon the application's statement that there will be “very little light emission” as the Club has made other misleading statements (see above).

We request BOCC reject the application.

On a related note, we would like to point out that neither the application review notice posted at the entrance to the Club, nor the notice sent to homeowners, informed us of the proposed tennis bubble. It was only by word of mouth and subsequent detailed reading of the application that we discovered that a tennis bubble was a major part of the application. We would appreciate greater transparency in these notices in future.

Thank you for your consideration.

John & Ursula Osborn

7273 Siena Way

Photo from outside 7286 Siena Way, part of Ironwood community. Bubble rendering is 35 feet high consistent with stated bubble specifications.



From: [Louis and Katrina Novak](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Special Use Review Docket#LU-23-0028
Date: Thursday, December 14, 2023 11:47:51 AM

Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country Club
Use of Community Significance Designation

**Letter in Opposition to the Proposed Construction of a Tennis Dome at the
Boulder Country Club**

December 14, 2023

Dear Board of Boulder County Commissioners

I am Louis Novak, my wife Katrina and I live in the Ironwood community at 7296 Siena Way. We are year-round residents of our home. Our home is located across Clubhouse Drive, north of the Boulder Country Club. As stated above, we are in opposition of the proposed Tennis Dome. Our points of contention are as follows.

Neighborhood Context

The Boulder Country Club is one part of a much larger residential neighborhood. As such, they are an integral and good neighbor primarily because they have maintained a low key residential character in the development of the Club. If the tennis dome was to be built, that relationship of the BCC to residential entities would be permanently altered in a negative manner.

Property Use, Enjoyment, and Value

We enjoy a view of the Flatirons and the Front Range mountain backdrop. The proposed dome would permanently alter that view with a view of an unsightly dome that is incompatible with the residential character of the surrounding neighborhood. Being 35 feet high and covering 24,840 square feet, the proposed dome would be a massive and extremely intrusive element to be placed in the community. In addition, the value of my residence is subject to being negatively affected by the loss of the views that we currently enjoy. Mountain views do have a positive effect on a property's value.

Is this Dome Actually Necessary

The Boulder Country Club already has existing indoor courts and during the winter there are a reduced number of members. The BCC has also stated that they are not intending to increase their membership. The courts that are currently available for play in the winter are the ones that are proposed to be covered with the dome. No additional courts are being added. With Colorado's variable weather, these courts would be available a good amount of time during the months that the dome would be in operation. The need for additional courts when measured against the permanent impositions placed on the BCC's neighbors to the north and east is hardly justified.

Night Sky Considerations

Having access to the night sky is a valuable asset for any property. Laws and ordinances have been enacted that attempt to mitigate the affects of incidental light sources that could negatively reduce access to the night sky. Placing a massive glowing structure in this neighborhood would go a long way to eliminating access to the night sky. These structures emit a substantial amount of light through their fabric coverings. Even a little is too much!

Views and Sight Lines

The BCC application states that only “two or three residences to the east would be affected” and “residences to the north are effectively separated and screened”. That statement, as regards the residences to the north, is patently false. I have a clear view that will have the dome centered in it with the Flatirons and mountain backdrops obscured if not completely covered by the dome. I am one of many Ironwood residents who will be affected by this 24,480 square foot, 35 foot high dome structure. This is an unconscionable proposal by the BCC and the Ironwood community will be greatly affected.

Deny the Application

I, along with my wife, request that this application be denied. The maintaining of property values, insuring that the residential character remains unchanged, preservation of the night sky, and having access to the majestic views of the Flatirons and mountain backdrops all supersede the shortsighted needs for more winter tennis and pickleball court time at the Boulder Country Club. In the long term, Ironwood residents will be affected.

Thank you for your consideration.

Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country Club
Use of Community Significance Designation

Letter in Opposition

December 12, 2023

Dear Board of Boulder County Commissioners

I am Merry Sue Clark and live in Ironwood at 7260 Siena Way. I am a year-round resident of my home. I live north across the street from the Boulder Country Club.

Property Values and Enjoyment

I enjoy a view of the Rocky Mountains and the Boulder Flatirons as seen in the photo below. The proposed dome would not only take away the Rocky Mountains for me but replace them with an unsightly glowing dome. As we all know, a mountain view is critical to home values here. I am very concerned that not only will the enjoyment of my home be diminished but also my property's value. It would seem that the impact on many homeowners in the neighborhood here should have a much higher priority over the enjoyment of Boulder Country Club winter tennis and pickleball players.

Not Critical to BCC Operations

As stated in the application, there are already existing indoor courts for the players and as also stated there are a number of members who leave during the winter months. Also stated is that the BCC does not intend to grow its membership. "Outdoor hard tennis and pickleball courts will be available for play through the fall and winter seasons, depending on weather" per September 2023 BCC newsletter. These are the courts that are proposed to be covered. With Colorado's up and down winter weather, this would provide some extra court time for players without installing a bubble.

Night Sky

The installation of a bubble in our neighborhood is completely inappropriate. In addition to its impact on me personally and my adjacent neighbors, it does not fit in with our beautiful natural environment here. A big plastic object 35 feet tall is an eyesore and not compatible with our surrounding area. Although the application says there will be "very little, if any, light emitting from the dome", I think ANY light would be unacceptable and have an impactful on our current view of the night sky. Currently there are no lights at night on the outdoor courts. This application calls for lights on until 9PM. A big glowing object. We don't even have streetlights here in order to preserve the view of the night sky. This dome does not belong here.

Sight line

The application suggests that only "two to three residences to the East" would be affected and "residences to the North are effectively separated and screened". I am located primarily North and somewhat East of the structure. I can clearly see courts they propose to cover and the Rocky Mountains and Flatirons. This is a completely false statement by the Boulder Country Club. The installation of a 24,840 square foot dome in our line of sight is an unconscionable idea. I am also a member of the Boulder Country Club and am greatly disappointed that no effort was made to contact neighbors. I have always thought of the BCC as a good neighbor. This has tainted that image. We in Ironwood are greatly affected.

Deny application

I respectfully request that this application be denied. In the interest of maintaining property values, continuity of our bedroom community environment, preservation of the night sky and simple enjoyment of our Rocky Mountains; please do not approve this application. This affects a lot of us,,,,,not just "two or three residences." Surely these reasons outweigh more winter tennis and pickleball court time at the Boulder Country Club.

Thank you for your consideration.

Merry Sue Clark



ALSO SENT VIA EMAIL ON 12/12/2023
FROM CLARKMS@AOL.COM

From: [Terry Smail](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Boulder Country Club proposed "Bubble/Dome"
Date: Monday, December 18, 2023 8:29:15 AM

Boulder Community Planning should reject the sports court dome proposed by the Boulder Country Club.

The proposed dome/bubble is contrary to the spirit of Boulder's community/nature policies of the last 50 years. Boulder has done a good job of: protecting open space for the community, enacting height restrictions that protect access to the beautiful views of our community, and ensuring neighborhoods have adequate open/park space.

All of these actions, and others, have provided our residents with a great place to live and a community that is recognized nationally for its eco-responsibility and commitment to nature.

The proposed Bubble is contrary to everything Boulder. It is not natural. It blocks the view of Boulder's environment for hundreds of Gunbarrel residents while providing value to only a privileged few. (By the way, the sports to be protected by the Bubble were intended to be played outdoors.) It is also completely inconsistent with the general architecture of the neighborhood.

In short, the Bubble is a bad idea that benefits very few, is detrimental to the majority of residents, and is completely inconsistent with past and current Boulder City policy.

Please reject this proposal!

Terry

Terry Smail
mobile: 206-251-9099

Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country Club
Use of Community Significance Designation

Letter in Opposition

December 12, 2023

Dear Board of Boulder County Commissioners

I am Julie Bosworth and live in Ironwood at 7262 Siena Way. I am a year-round resident of my home. I live north across the street from the Boulder Country Club.

Property Values and Enjoyment

I enjoy a view of the Rocky Mountains and the Boulder Flatirons as seen in the photo below. The proposed dome would not only take away the Rocky Mountains for me but replace them with an unsightly glowing dome. As we all know, a mountain view is critical to home values here. I am very concerned that not only will the enjoyment of my home be diminished but also my property's value. It would seem that the impact on many homeowners in the neighborhood here should have a much higher priority over the enjoyment of Boulder Country Club winter tennis and pickleball players.

Not Critical to BCC Operations

As stated in the application, there are already existing indoor courts for the players and as also stated there are a number of members who leave during the winter months. Also stated is that the BCC does not intend to grow its membership. "Outdoor hard tennis and pickleball courts will be available for play through the fall and winter seasons, depending on weather" per September 2023 BCC newsletter. These are the courts that are proposed to be covered. With Colorado's up and down winter weather, this would provide some extra court time for players without installing a bubble. I am an avid tennis player and have played in and have captained many leagues over the last 30 years. I also play Pickleball. With that being said, I am vehemently opposed to the building of this bubble as it negatively affects so many people for the benefit of the tennis and Pickleball players at the Boulder Country Club.

Night Sky

The installation of a bubble in our neighborhood is completely inappropriate. In addition to its impact on me personally and my adjacent neighbors, it does not fit in with our beautiful natural environment here. A big plastic object 35 feet tall is an eyesore and not compatible with our surrounding area. Although the application says there will be "very little, if any, light emitting from the dome", I think ANY light would be unacceptable and have an impactful on our current view of the night sky. Currently there are no lights at night on the outdoor courts. This application calls for lights on until 9PM. A big glowing

object. We don't even have streetlights here in order to preserve the view of the night sky. This dome does not belong here.

Sight line

The application suggests that only "two to three residences to the East" would be affected and "residences to the North are effectively separated and screened". I am located primarily North and somewhat East of the structure. I can clearly see courts they propose to cover and the Rocky Mountains. This is a completely false statement by the Boulder Country Club. The installation of a 24,840 square foot dome in our line of sight is an unconscionable idea. We in Ironwood are greatly affected.

Deny application

I respectfully request that this application be denied. In the interest of maintaining property values, continuity of our bedroom community environment, preservation of the night sky and simple enjoyment of our Rocky Mountains; please do not approve this application. This affects a lot of us,,,,,not just "two or three residences." Surely these reasons outweigh more winter tennis and pickleball court time at the Boulder Country Club.

Thank you for your consideration.

Julie Barworth



From: [Wufoo](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Ask a Planner - Bridget Gordon - LU-23-0028 - 7350 clubhouse rd
Date: Wednesday, December 27, 2023 12:31:31 PM

Boulder County Property Address : 7350 clubhouse rd

If your comments are regarding a specific Docket, please enter the Docket number: LU-23-0028

Name: Bridget Gordon

Email Address: Bridgetl13@gmail.com

Phone Number: (720) 236-5597

Please enter your question or comment: Can you please tell me the significance of this application/proposal? It is not very informational. It says "BCC Use of Community Significance Designation". What does this mean and what will happen if it passes?

Depending on your answer, I'd like to propose the county residents get something from BCC in exchange, like permitting access from BCC to connect the LOBO trails from Lookout Rd to Twin Lakes to avoid the street. The idea is to cover over the waterway ditch, to make a nature trail from Lookout Rd to Jay Rd or at least Lookout Road to the LOBO trail near Twin Lakes. This would include removing the ugly barb-wired fence. Someone told me that BCC is the reason this has not happened yet.

Public record acknowledgement:

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

From: [Wufoo](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Ask a Planner - Steve Albers - LU-23--0028 - 7350 Clubhouse Road
Date: Monday, January 1, 2024 11:23:44 AM

Boulder County Property Address : 7350 Clubhouse Road

If your comments are regarding a specific Docket, please enter the Docket number: LU-23--0028

Name: Steve Albers

Email Address: scalbers@webtv.net

Phone Number: (303) 530-5430

Please enter your question or comment: As a general comment about the Country Club - can we invigorate some creative mechanisms to work with the Club and Northern Water to allow a multi-use trail through this area? This would provide a more direct and enjoyable route option compared with the existing LoBo trail. Thanks!

Public record acknowledgement:

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

From: [Richard Johnson](#)
To: [LU Land Use Planner](#); [L'Orange, Pete](#)
Subject: [EXTERNAL] Docket #LU-23-0028
Date: Wednesday, January 3, 2024 12:29:08 PM

Pete: Thank you for your time on the phone yesterday providing me with an update and for your professionalism throughout this matter. My wife, Cindy, and I live at 4973 Clubhouse Ct. immediately east of the Boulder Country Club ("BCC") tennis courts. I also serve as Vice President of the First Flintlock Homes Association which consists of 49 homes located east of and adjacent to BCC.

I understand from our discussion that the staff recommendation coming out tomorrow is likely to recommend approval of the change in zoning designation for BCC to a Use of Community Significance. As I informed you during our discussion, despite the proposed 24,840 square foot tennis bubble being dropped (for the time being according to applicant) many neighbors still have considerable concern with the proposed zoning designation change and therefore oppose the same.

First, BCC filed this application without any notice to its members, or dialogue with its neighbors. In fact, I have been informed by the current President that Mr. Larson filed the current application without any board or committee approval. Pete, you mentioned an authorization on file signed by Kent Soucup but he was President 3-4 years ago. So, it may be that Mr. Larson lacked any authority to file this application as BCC must act through its Board of Directors. In any event, the lack of any advance dialogue with the affected neighborhoods and the filing of the application with very suspect notice (it mentioned a seasonal structure but not a massive 24,840 square foot bubble) during the holiday season has resulted in a real loss of trust in Mr. Larson and BCC. This is the backdrop against which the request for a change in designation to a Use Of Community Significance must be viewed.

Second, with respect to the current/remaining request, BCC does not meet the standards in the Code for a Use of Community Significance. Under Article 4-602.E.2.b., the use must meet at least two of the following characteristics: historic, cultural, economic, social, or environmental value "to the inhabitants of Boulder County as a whole...." As a private membership club, its facilities are not available to residents of Boulder County as a whole. Rather, as BCC admits in the application materials, its membership numbers are limited and not planned to expand and it is charging a \$75,000 initiation fee. A Use of Community Significance is more often associated in land use matters with open space acquisitions, parks or other public infrastructure projects benefitting the entire community. You mentioned that BCC has been important in the historic development of the Gunbarrel area. Under such an analysis, King Soopers on Lookout Road might be more appropriately designated a Use of Community Significance as it actually serves the inhabitants of Boulder County as a whole. The historic characteristic required under Article 4-602.E.2.b. cannot be satisfied by some general notion of community longevity but rather historic importance or historic landmarking. However, BCC has only landmarked its clubhouse as historic and not the entire 190 acre campus. As such, the entire property fails to qualify as historic under Article 4-602.E.2.b. You also mentioned that BCC might qualify under the "social" criteria. However, BCC is private and while it has hosted some public events for a fee it is currently limited to days when members do not utilize the club, is a small portion of the operation and BCC is not required to offer its clubhouse on a going forward basis (in fact, there is considerable debate amongst the membership if it should continue). Moreover, the golf courses, Athletic Club and pool house and pool facilities are not open to the public. So, this factor/characteristic cannot be met as well. I have not heard a cogent argument made that cultural, economic, or environmental characteristics apply. It seems in this case staff may be trying to take the easy way out by not having to deal with so many special use amendments from BCC. That is not a legitimate reason for changing a zoning designation.

Third, in 1991, the BOCC intentionally revised the Code to remove membership clubs as a use by right in the RR District. If the County wants to allow for private clubs in the RR District it should change the Code back to specifically allow for this type of use as opposed to trying to fit BCC into a much broader zoning designation.

Fourth, I realize that Article 4-602.E.2.e. provides that if a Use of Community Significance seeks a

substantial modification, the standard Review Criteria for Uses Permitted by Special Review and Limited Impact Special Review come into play and must be met. But the problem is that whether a matter is a substantial modification is left to staff/Land Use Director to determine and the neighborhoods will be left with no input. Take for example the transformation of the western tennis court into four pickle ball courts. The unauthorized action by BCC resulted in a change in density from 2 players to 16 players including louder equipment and louder/more social activity between players. Would this be considered a substantial modification? The point here is that highly intensive uses such as clubhouses, pool house and pool, two golf courses and an Athletic Facility with outdoor tennis and now pickle ball are more properly analyzed under special use criteria. Special use criteria look at compatibility with the surrounding area, location, size, height, massing of structures, scenic vistas and the characteristics of nearby neighborhoods. The (withdrawn) tennis bubble proposal is a perfect example of why BCC should remain under special use review instead of being given flexibility under the Use of Community Significance designation. The misleading statements in the application ("sight line will minimally affect two or three residences") and failure to act as a good neighbor with advance discussions should not be rewarded with considerably less oversight.

Fifth and finally, if the County Commissioners should decide, for whatever reason, to change the zoning definition to a Use of Community Significance, we respectfully request that three simple conditions be required which would demonstrate that BCC understands what is significant to the community:

1. Limit pickle ball to the westernmost tennis court as it is a loud and social sport and is best kept in close proximity to the intensive uses surrounding the pool.
2. Prohibit a tennis bubble or similar type improvement from being pursued to cover any of the six tennis courts (includes two current clay courts closest to First Flintlock).
3. Just as the BOCC did in Resolution 94-5 when BCC was seeking approval for the two new clay courts (and lighting on the other tennis courts which was eventually withdrawn after neighborhood opposition), any new zoning designation must be subject to permanent "visual and noise mitigation measures which protect the western views and privacy of the neighbors to the east..." (quoted language comes directly from Resolution 94-5 and protects First Flintlock). This condition should also be extended to protect the southwesterly views of neighbors in Ironwood.

The foregoing three conditions would go a long way toward rebuilding trust between BCC and the First Flintlock and Ironwood neighborhoods. Thank you for your consideration and please make this email available to the Commissioners and part of the record.

Rick Johnson
 Johnson & Repucci LLP
 850 W. South Boulder Road, Suite 100
 Louisville, CO 80027
 phone: (303)442-1900 x5601
 direct: 303-546-5601
 fax: 303-442-0191

www.j-rlaw.com

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From: [Wufoo](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Ask a Planner - Freeland Abbott - LU-23-0028 - 7034 Indian Peaks Trl
Date: Saturday, February 10, 2024 12:45:40 PM

Boulder County Property Address : 7034 Indian Peaks Trl

If your comments are regarding a specific Docket, please enter the Docket number: LU-23-0028

Name: Freeland Abbott

Email Address: freelandabbott@gmail.com

Phone Number: (706) 614-0199

Please enter your question or comment: I think my question is about whether "Use of Community Significance" requires *current* significance, or is a historical designation.

The Boulder Country Club takes pains to stress it does not plan to expand, and mentions that it serves 392 residents of Gunbarrel, and a further 493 members outside that community. Google says Gunbarrel has 10,494, and the county a hair under 330,000. I am not convinced that 889 households qualify as "significant" use. If, for example, they were considering expanding access during their less-busy winter months, either in a form of a winter membership or of limited public access during that time, or generally if they were offering today's broader community any direct benefit at all, I might be more favorable.

Clearly, BCC was important in Gunbarrel's formation, and they note that membership clubs were a permitted use for RR zoning until 1991 but are so no longer. I assume becoming a conforming use simplifies life for the club, but I am unclear whether or how the county benefits by revising the club's categorization. That side of the story was not addressed.

Public record acknowledgement:

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

From: [Wufoo](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Ask a Planner - Lynel Vallier - LU-23-0028 - 7121 Four Rivers Rd
Date: Friday, February 23, 2024 1:13:08 PM

Boulder County Property Address : 7121 Four Rivers Rd

If your comments are regarding a specific Docket, please enter the Docket number: LU-23-0028

Name: Lynel Vallier

Email Address: ldvallier@gmail.com

Phone Number: (303) 993-8228

Please enter your question or comment: This proposed dome enclosure does not fit in with the other buildings in the area. What you have here is something to benefit the privileged few to the detriment of many. I will see this ugly structure every day when I go past it on Clubhouse Road, walking bicycling, or driving. It will be visible from the street. It does not fit in this neighborhood.

We are all concerned about climate change. Heating this structure will put an enormous amount of hydrocarbons and pollution into our air. It's time to say enough is enough.

Public record acknowledgement:

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

Brad and Nancy Olsen
4902 Clubhouse Court
Boulder, Colorado 80301

March 23, 2024

Via e-mail (planner@bouldercounty.gov)

Board of County Commissioners
c/o Community Planning & Permitting
P.O. Box 471
Boulder, Colorado 80306

*Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country
Club Use of Community Significance Designation*

Dear Board of County Commissioners:

Thank you for the opportunity to comment on Docket #LU-23-0028. We live at 4902 Clubhouse Court, Boulder, Colorado 80301, in the First Flintlock HOA ("**First Flintlock**") directly east of the shared use access-way and driving range of the Boulder Country Club (the "**Club**"). We enjoy fabulous western views of the iconic Flatirons and Indian Peaks back range and northwestern views of the back range and Longs Peak. We enjoy living next to the Club and have been full golf members since 2005.

Withdrawn request to erect a Tennis Bubble. We understand that the Club has withdrawn the ill-conceived (and apparently not even Board of Director approved) request to erect a "seasonal," yet nonetheless massive, inflatable, 35 foot high tennis bubble ("**Tennis Bubble**") placed on an existing two (2) foot high elevated concrete pad (resulting in a total of 37 feet in height) so that 6 pickle ball courts and 2 tennis courts would be useable throughout the winter (that is, for up to 180 days from November through April). We **opposed** this request for the reasons noted in our prior communication dated November 27, 2023.

Continuing request to become a "Use of Community Significance." The Club is requesting that its current status as a pre-existing legal non-conforming use be changed to a "Use of Community Significance," and also a conforming use so that it is not subject to the more rigorous review now applicable as a legal non-conforming use. We **oppose** this request for the reasons noted below and as noted in our prior communication dated November 27, 2023. Our concern is that the requested zoning change will make it easier for the Club to continue to disregard the interests of the community to further its own interests.

Our detailed comments follow.

1. The Club is not a "Use of Community Significance."
 - a. The Club does not meet the legally required standards of a Use of Community Significance. How could it? The Club is a private membership facility and is

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not available to the community as a whole. Zoning Code Article 4-602.E.2.b. requires the proposed Use of Community Significance meet at least two of the following characteristics: historic, cultural, economic, social or environmental values “to the inhabitants of Boulder County as a whole.” While the Club was certainly an important part of helping to establish Gunbarrel, its membership is and has been private and not open to Boulder County residents at large. The golf courses are gorgeous, and they provide open areas and buffering that ostensibly preserve views (if those views are actually protected). The public is not permitted to walk the golf courses to enjoy the scenic vistas viewed from the courses. The public is not permitted to enjoy the views, drinks and a meal from the decks of the Clubhouse. It is a private club.

Historically, the Club was certainly a part of Gunbarrel’s growth, but it did not drive that growth, IBM did. And so did Niwot. And so did King Soopers, for that matter. Just being an historic part of a community does not a “Use of Community Significance” make. There must be more. The Club property is 190 acres. Only the clubhouse is landmarked as an historic structure. It is not open to the public. Socially, the Club is a private, members only club. While there are a few opportunities for a wedding or some other event for a limited number of non-members, it would be an unreasonable stretch to say that this creates a community use. The golf courses, the Athletic Club, and the pool facilities are not open to the community.

b. The Club takes a Club-centric approach to the use of its property. The Club (and its leadership) have made it clear in several conversations that the Club will make its decisions regarding the use of its property based upon its leaders’ decisions as to what is best for its membership and no other stakeholders (such as neighbors). While that approach is understandable and perhaps even expected, it is inconsistent with the concept of a Use of Community Significance. This overall Club-centric approach, while understandable for a private club, is diametrically opposed to the consideration of the inhabitants of Boulder County as a whole.

This type of narrowly focused, Club-centric decision making is precisely why there must be a fulsome Special Use level review. If the Club wants to make changes to the approved uses of its property it must go through the Special Use review process. Without the protections afforded by the Special Use review process, neighbors of the Club (that is, members of the Community) will have no meaningful opportunity to make their concerns known to an independent decision maker (i.e., the County Commissioners) and to protect their interests such as views, noise, light, setbacks, massing, etc. These interests are all well recognized, important protected matters.

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2. Special Use level review matters: it is a critically important process that protects neighbors and their investment backed reasonable expectations.

a. The Club is a pre-existing legal non-conforming use. Since 1991, when the County intentionally revised its zoning to remove “Membership Club” as an allowed use within the RR Zone, the Club has operated as a pre-existing legal non-conforming use. In 1993, the Club was approved as a special use and has operated as such with periodic special use amendments when there are proposed changes to its use. While this may be somewhat cumbersome as noted by the Club, it is a critically important process that protects neighbors, their investment backed reasonable expectations and the community.

b. The Special Use review process works to balance the overall Community interests with the Club’s interests. Interestingly, here is what the Club said in its Special Use review proposal submitted to the County on March 4, 2019 (see pages 5 and 6 of 7 of that proposal):

The proposal is in general harmony with the character of its surroundings and compatible with the area. The site has been utilized as a year-round country club operation for over fifty years. It is compatible with and integral to the residential community that has grown up around it during that period. The edges where the country club and adjacent residential uses meet have evolved in a mutually compatible manner. The open space and landscaped character of the golf course(s) is harmonious with the residential community, and its character enhances and supports the community. The clubhouse, tennis building, and other high activity areas have been sited, landscaped, and screened in such a manner as to be harmonious with the surrounding community.

The country club site is a quality designed landscaped environment. **As the adjacent residential areas have evolved, the visual and functional aspects of their boundaries with country club property have been carefully landscaped and/or screened to ensure that residential and country club uses exist harmoniously adjacent to each other. A continuation of present landscaped conditions is critical to the continued success of the country club and will be strongly adhered to. (emphasis added)**

We generally agree. Importantly, it is the Special Use review process itself that protects the overall Community interests and ensures that the Club actually does what it

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promised to do: “ensure that residential and country club uses exist harmoniously adjacent to each other.”

c. Actions speak louder than words. The Club’s actions have consistently demonstrated the importance of requiring a fulsome review by the Boulder County Commissioners. Without the Special Use review process and attendant public input and risk of denial, the Club would not have agreed to changes in its plans back in the mid-90’s and mid-2000’s designed to protect neighbors’ interests including,

- i. agreeing to not light the then new outdoor tennis courts,
- ii. agreeing to depress the new clay courts,
- iii. agreeing to install sound mitigation around the outdoor tennis courts,
- iv. agreeing to remove the fences around the new clay courts seasonally (though they have never been removed), and
- v. agreeing to reduce the height of the new screening nets around the driving range next to the path across from the First Flintlock homes (including our home) from 35’ to about 9’, install the smaller support poles at the property corners (and so minimize negative impacts on the western view corridor) and install a landscaped area to soften the visual impacts of the new nets.

d. The Club (and its leadership) must be held accountable to do what it has promised to do through past Special Use reviews. We (and our neighbors in Ironwood, First Flintlock, Second Flintlock and other neighbors adjacent to the Club’s 190 acre property) invested in our homes relying on the Club honoring its obligations and being a good neighbor. We (and our neighbors) are keenly interested in protecting our views and being protected from encroachments, excessive light, excessive noise, excessive traffic, etc. The value of the mountain views enjoyed by all of us was recognized as an important feature of our neighborhood going all the way back to the beginning. The Club wants to claim a protected zoning status as a conforming use premised on its importance to the overall community from the very beginning, yet that protection could only be justified if it is required to actively consider and accommodate the interests of its neighbors-that is, the community. This is precisely what it has refused to do.

e. The Club acts in the interests of its members, only. There are multiple examples of the Club ignoring, and indeed acting directly contrary to, the interests of adjoining neighbors. Here are a few noteworthy examples.

- i. For example, the proposed (now withdrawn) Tennis Bubble would have been massive and visually intrusive. It would have absolutely destroyed several neighbors’ western and south-western mountain views. Homes in First Flintlock and across Clubhouse Road in the Ironwood Condo complex would have had their beautiful western mountain views replaced with a huge glowing bubble. And yet these dramatic and negative impacts were obvious. Worse they were dismissed as insignificant. The community at large would have been

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negatively impacted too. Right now, when you drive west along Clubhouse Road you see a very pleasant, well designed, well landscaped building area with screened and depressed tennis courts and the majestic snow-capped Indian Peaks over it all. That view corridor would have been destroyed by the seasonal Tennis Bubble. And for what? So that a few extra Club members could have scheduled tennis or pickle ball during winter months.

- ii. For example, in March 2021 the Club determined on its own to change the County approved use of an outdoor tennis court into 4 unapproved pickle ball courts. The initial Club plan was to convert the fourth, easternmost non-clay tennis court (closest to clay courts and, critically, several neighbors in First Flintlock) into 4 unapproved pickle ball courts. As we all now know, pickle ball is a significantly more intensive use than tennis. Instead of 1 tennis court with 2 (sometimes 4) players, there are 4 courts in the same area as 1 tennis court with 4 players on each court. As we all know now, pickle ball is significantly louder and more raucous than tennis. Fortunately, our neighbors became aware of the Club's plans and were able to convince the Club to locate the new pickle ball courts on the tennis court next to the pool activity area. The Club, to its credit, agreed to locate the pickle ball courts on the court furthest from the First Flintlock neighbors. Because this change took place without County input (and we believe that the change of use should have gone through the Special Use Review process), there is no permanent agreement in place to keep pickle ball close to the pool activity area and buffered by distance from our First Flintlock neighbors. We recently asked the Club to make the agreement permanent and they have refused. This is very troubling.
- iii. We now understand that the Club plans to unilaterally change the 2 approved clay courts into 2 standard tennis courts. While at first blush this seems to be innocuous, it is not. It is a significant increase in intensity of use because clay courts are specialty courts that are not used as often as the standard courts. In fact, this is why the Club wants to change the clay courts into standard courts. So, our First Flintlock neighbors can expect more tennis games being played on the currently clay courts. This is concerning. If this unilateral change is not subject to Special Use review and the opportunity for public input and risk of denial, the concern is that the next step will be to unilaterally change the currently clay courts into standard courts and then into **8 pickle ball courts**. This conversion is what they have done before without County approval and it would be devastating. The Club has refused to keep pickle ball courts (which are an unapproved use) on the courts furthest

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away from the First Flintlock and Ironwood neighbors. These actions show that the Club must be subject to the fulsome review associated with a nonconforming use changing uses.

3. **A Request for 3 straightforward conditions.** If the County Commissioners decide, somehow, that the Club is a Use of Community Significance, then we request the following conditions that would be consistent with a more community-centric perspective,
- a. Limit pickle ball to the westernmost tennis court where it is currently located as it is a loud and social sport and is best kept in close proximity to the intensive uses surrounding the pool.
 - b. Prohibit a tennis bubble or similar type improvement from being pursued to cover any of the six tennis courts (including the two current clay courts closest to First Flintlock).
 - c. Just as the County Commissioners did in Resolution 94-5 when the Club was seeking approval for the two new clay courts (and lighting on the other tennis courts which was eventually withdrawn after neighborhood opposition), any new zoning designation must be subject to permanent "visual and noise mitigation measures which protect the western views and privacy of the neighbors to the east...." (quoted language comes directly from Resolution 94-5 and protects First Flintlock). This condition should also be extended to protect the southwesterly views of neighbors in Ironwood as well as surrounding neighbors who enjoy the beautiful views from Clubhouse Road.

We asked the Club to agree to these conditions and they refused.

Thank you for your consideration. We look forward to appearing at the hearing on April 2, 2024, at 9:30 a.m.

Very truly yours,



Brad Olsen



Nancy Olsen

Fred Ziel
4983 Clubhouse Court
Boulder, CO 80301

Boulder, Colorado 80301

March 25, 2024

Via e-mail (planner@bouldercounty.org)

Board of County Commissioners
c/o Community Planning & Permitting
P.O. Box 471
Boulder, Colorado 80306

*Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country
Club Use of Community Significance Designation*

Dear Board of County Commissioners:

Thank you for the opportunity to comment on Docket #LU-23-0028. I am a neighbor of the Boulder Country Club (the “**Club**”) and enjoy fabulous western views of the iconic Flatirons and Indian Peaks back range. I invested in our home relying on the Club honoring its obligations and being a good neighbor. We (and our neighbors) are keenly interested in protecting our views and being protected from encroachments, excessive light, excessive noise, excessive traffic, etc. The Club wants to claim a protected zoning status as a conforming use premised on its importance to the overall community from the very beginning, yet that protection could only be justified if it is required to actively consider and accommodate the interests of its neighbors-that is, the community. This is precisely what the Club has refused to do.

Continuing request to become a “Use of Community Significance.” The Club is requesting that its current status as a pre-existing legal non-conforming use be changed to a “Use of Community Significance,” and also a conforming use so that it is not subject to the more rigorous review now applicable as a legal non-conforming use. We **oppose** this request for the reasons noted below. **Our concern is that the requested zoning change will make it easier for the Club to continue to disregard the interests of the community to further its own interests.**

1. The Club is not a “Use of Community Significance.”
 - a. The Club does not meet the legally required standards of a Use of Community Significance. How could it? The Club is a private membership facility and is not available to the community as a whole. The County Zoning Code requires the proposed Use of Community Significance meet at least two of the following characteristics: historic, cultural, economic, social or environmental values “to the inhabitants of Boulder County as a whole.” Historically, the Club was certainly a part of

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Gunbarrel's growth, but it did not drive that growth, IBM did. Just being an historic part of a community does not make it a "Use of Community Significance". There must be more. The Club property is 190 acres. Only the clubhouse is landmarked as an historic structure. It is not open to the public. Socially, the Club is a private, members only club. Community members who are not a member of the Club do not have access to the Club's property or amenities unless they are invited guests of a member of the Club.

b. The Club takes a Club-centric approach to the use of its property. The Club (and its leadership) have made it clear in several conversations that the Club will make its decisions regarding the use of its property based upon its leaders' decisions as to what is best for its membership and no other stakeholders (including neighbors). While that approach is understandable and perhaps even expected, it is inconsistent with the concept of a Use of Community Significance. This overall Club-centric approach, while understandable for a private club, is diametrically opposed to the consideration of the inhabitants of Boulder County as a whole.

c. The decision to make the Club a non-conforming use was explicit. The decision to make the Club a non-conforming use was certainly explicit. It was clearly the most prominent private membership club in the county that was affected by this change. The commissioners at the time would have been familiar with all of the Club's current arguments as to its significance other than the historical landmark status of the private, members-only clubhouse building and yet chose to move forward without a carve-out for it.

2. The Special Use review process works to balance the overall Community interests with the Club's interests. It is the Special Use review process itself that protects the overall Community interests and ensures that the Club actually does what it promised to do; namely, "ensure that residential and country club uses exist harmoniously adjacent to each other." (from the Club's Special Use review proposal submitted to the County on March 4, 2019 at pages 5 and 6 of 7 of that proposal). In that proposal, the Club also stated, that "[t]he clubhouse, tennis building, and other high activity areas have been sited, landscaped, and screened in such a manner as to be harmonious with the surrounding community."

The Club's actions have consistently demonstrated the importance of requiring a fulsome review by the Boulder County Commissioners. Without the Special Use review process and attendant public input and risk of denial, the Club would not have agreed to changes in its plans back in the mid-90's and mid-2000's designed to protect neighbors'

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interests. There are multiple examples of the Club ignoring, and indeed acting directly contrary to, the interests of adjoining neighbors. Here are a few noteworthy examples.

- i. The proposed (now withdrawn) Tennis Bubble would have been massive and visually intrusive. It would have absolutely destroyed several neighbors' western and south-western mountain views.
- ii. In March 2021 the Club determined on its own to change the County approved use of an outdoor tennis court into 4 unapproved pickle ball courts. Pickle ball is a significantly more intensive use than tennis. Instead of 1 tennis court with 2 (sometimes 4) players, there are 4 courts in the same area as 1 tennis court with 4 players on each court. And pickle ball is significantly louder and more raucous than tennis.
- iii. We now understand that the Club plans to unilaterally change the 2 approved clay courts into 2 standard tennis courts. While at first blush this seems to be innocuous, it is not, especially if it is just the first step to converting those courts into **8 pickle ball courts**. This conversion is what they have done before without County approval and it would be devastating.

3. A Request for 3 straightforward conditions. If the County Commissioners decide, somehow, that the Club is a Use of Community Significance, then we request the following documented conditions that would be consistent with a more community-centric perspective,

- a. Limit pickle ball to the westernmost tennis court where it is currently located as it is a loud and social sport that is best kept in close proximity to the intensive uses surrounding the pool.
- b. Prohibit a tennis bubble or similar type improvement from being pursued to cover any of the six tennis courts (including the two current clay courts closest to First Flintlock).
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To date the Club has refused to agree to these conditions. In fact, it explicitly violated its previously agreed commitments noted in 3(c) in the original submission of approval for the proposed tennis bubble and from some comments may think those straightforward commitments do not apply. Even now that it has withdrawn that bubble request amid neighbor complaints and what seem to me to be intractable fire code constraints, it will go no further than suggesting that it won't reconsider the tennis bubble proposal in the next five years.

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I have been a member of the club for 19 years and my family and I have greatly enjoyed being members and having the club in our neighborhood. The point of this letter is not to demonize the club or blame it or its leadership for taking steps they believe are prudent. My point is that the special use designation has served its purpose and should continue. The club is not available to the community as a whole and has not always taken the surrounding community into account. The request to designate the club as a Use of Community Significance should be rejected.

Thank you for your consideration.

Very truly yours,

Leslie Hilton
7283 Siena Way
Boulder, Colorado 80301

March 24, 2024

Via e-mail (planner@bouldercounty.gov)

Board of County Commissioners
c/o Community Planning & Permitting
P.O. Box 471
Boulder, Colorado 80306

*Re: Limited Impact Special Use Review Docket #LU-23-0028: Boulder Country
Club Use of Community Significance Designation*

Dear Board of County Commissioners:

Thank you for the opportunity to comment on Docket #LU-23-0028. I am a neighbor of the Boulder Country Club (the “**Club**”) living in Ironwood. I enjoy fabulous western views of the iconic Flatirons and Indian Peaks back range and northwestern views of the back range and Longs Peak. I invested in my home relying on the Club honoring its obligations and being a good neighbor. I (and my neighbors) are keenly interested in protecting our views and being protected from encroachments, excessive light, excessive noise, excessive traffic, etc. The Club wants to claim a protected zoning status as a conforming use premised on its importance to the overall community from the very beginning, yet that protection could only be justified if it is required to actively consider and accommodate the interests of its neighbors-that is, the community. This is precisely what it has refused to do.

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I understand the Club refused to agree to these conditions.

Thank you for your consideration.

Very truly yours,

Leslie Hilton

From: [Fa Creighton](#)
To: [LU Land Use Planner](#); [Fa Creighton](#)
Subject: [EXTERNAL] Re: Limited Impact Special Use Review Docket LU-23-0028 Boulder Country Club Use of Community Significance Designation....
Date: Sunday, March 24, 2024 2:27:02 PM

P.R. Creighton
4943 Clubhouse Ct.
Boulder, Co 80301

Via email (planner @[bouldercounty.gov](mailto:planner@bouldercounty.gov))

Board of County Commissioners
c/o Community Planning and Permitting

Post Office Box 471 Boulder, CO 80306

Re: Limited Impact Special Use Review Docket # LU 23 0028 Boulder Country Club use of community significance designation.

Dear Board of County commissioners:

I border the driving range of the Boulder Country Club, and one of the main reasons I bought it, was for the lovely Western view of the mountains.

I am opposed to the club's attempts to rezone their property from a "non-conforming use" to a "Use of Community Significance" and conforming use.

My concern is that the requested zoning change will make it easier for the club to not take into consideration its neighbors objectives, in preserving on going unobstructed Mountain Views in the future, noise control, etc.

We need to work together, to preserve this idyllic neighborhood, and have a platform to voice our concerns, with any proposals the Club may make that challenge that.

So, I am opposing the Club's recently request zoning change, so that the much needed, Special Use Review, mercifully now still in affect, can protect our neighborhood's rights.

Most Sincerely,

P.R. Creighton

From: [Marsha Zohar](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Docket LU-23-0028
Date: Tuesday, March 26, 2024 6:33:28 AM

This email is to formally indicate my opposition to the requested application by the Boulder County Country Club to re-zone their property.

Sincerely,
Marsha Zohar
7243 Siena Way, Boulder, CO 80301

RESOLUTION 2023-058

A resolution conditionally approving Boulder County Community Planning & Permitting Docket LU-23-0008: Boulder Country Club Course Improvements

Recitals

A. Michael Larson, on behalf of the Boulder Country Club (the “Applicant”), applied to Boulder County for Limited Impact Special Use Review under Article 4-601 of the Boulder County Land Use Code (the “Code”) to permit 146,000 cubic yards of non-foundational earthwork to restore water storage ponds, make drainage improvements, and reconfigure areas of play.

B. The subject property is located at 7350 Clubhouse Road, approximately 0.3 mile west of its intersection with North 75th Street, in a Rural Residential zoning district in unincorporated Boulder County (the “Property”).

C. The Property is approximately 190 acres in size, generally located southeast of Gunbarrel and east of Diagonal Highway and surrounded by several subdivisions within the unincorporated county.

D. The Property is a legal building lot because it exceeds the 35-acre threshold required for permit eligibility. Currently, the vast majority of the Property is taken up with the existing golf course, which was originally constructed in the mid-1960's and has remained largely unchanged since that time. There are also several structures on the Property, totaling 91,651 square feet of floor area; the Applicant does not propose any new structures or changes to existing structures.

E. There are several access points to the Property where the subdivision roads around it intersect with the golf course, but the primary access to the Property is at 7350 Clubhouse Road, where most of the physical structures for the country club are located. This primary access is located approximately 0.3 mile west of the intersection of Clubhouse Road and North 7th Street.

F. The Boulder County Comprehensive Plan does not identify any resources of note on the Property, although several are present in the vicinity and there are view protection scores associated with several nearby roadways. The Boulder Feeder Canal, Boulder White Rock Ditch, and Boulder and Left Hand Ditch, all cross the northwestern area of the golf course.

G. The above-described request was processed and reviewed as Boulder County Community Planning & Permitting Docket LU-23-0008 (the “Docket”), as further described in the memorandum and written recommendation to the Board of County Commissioners (the “Board”)

by Community Planning & Permitting Department planning staff dated June 22, 2023, together with its attachments (the “Staff Recommendation”). The Staff Recommendation found that the Docket could meet the criteria for approval with recommended conditions, and therefore, recommended that the Board conditionally approve the Docket.

H. At a public hearing on the Docket held on June 22, 2023 (the “Public Hearing”), as further reflected in the official record of the Public Hearing, the Board considered the Staff Recommendation, as well as documents and testimony presented by Community Planning & Permitting Department planning staff. The Board also heard testimony from Jay Orris, on behalf of the Applicant. Two members of the public spoke at the Public Hearing.

I. Based on the Public Hearing, the Board finds that the Docket meets the criteria for Limited Impact Special Use approval for earthwork and grading in excess of 500 cubic yards as set forth in Article 4-601 of the Code.

J. Therefore, the Docket can be approved, subject to the conditions stated below.

Therefore, the Board resolves:

Docket LU-23-0008 is approved on the basis and terms set forth in this Resolution, above, and 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 permitting, plan review, inspection approvals, and observation reports.
2. The locations of earthwork and revegetation are approved as proposed in the submitted Grading and Grassing Plan illustrated on Pages 10-13 of the application materials dated March 6, 2023.
3. At grading permit submittal, the submitted plans must include documentation for sizes and locations of staging and fueling areas, as well as verification of fueling practices and spill containment protocols.
4. At grading permit submittal, the Applicant must submit a Traffic Control Plan completed by a Traffic Control Supervisor.
5. At grading permit submittal, the Applicant must submit a Transportation Management Plan that details how progress and other information (such as commute interruptions) will be communicated to the public, indicates the anticipated routes for construction vehicles, and includes a parking plan for worker vehicles as appropriate.

6. Worker vehicles must be parked in designated approved areas outside of the travel way that do not conflict with project work.

7. Construction traffic is limited to the hours between 8:30 AM and 3:30 PM, Monday through Friday.

8. On-site work hours are limited to the hours between 8:00 AM and 6:00 PM, Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday.

At grading permit submittal, the application must include a narrative detailing the actions that will be taken to minimize construction noise for the duration of the project.

9. Prior to the issuance of a grading permit, the Applicant must obtain an approved Stormwater Quality Permit.

10. At grading permit submittal, the Applicant must submit a final drainage report, for review and approval, that includes design calculations for the forebays shown in the Storm Drainage Plans that comply with Mile High Flood District Standards. The report must comply with the comments contained in the initial Development Review Team - Access & Engineering referral response dated April 18, 2023.

11. The Applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket LU-23-0008: Boulder Country Club Course Improvements.

[Signature Page to Follow]

A motion to approve the Docket was made by Commissioner Ashley Stolzmann, seconded by Commissioner Claire Levy, and passed by a 2-0 vote. Commissioner Marta Loachamin was excused from the Public Hearing.

ADOPTED as a final decision of the Board on this 1st day of August 2023.

**BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:**



Claire Levy, Chair



Ashley Stolzmann, Vice Chair

Excused June 22, 2023

Marta Loachamin, Commissioner

ATTEST:



Clerk to the Board

RESOLUTION 2019-73

A resolution conditionally approving Boulder County Land Use Docket SU-19-0003: Boulder Country Club

Recitals

A. Boulder Country Club, (the “Club”), requested Special Review approval, with associated site-specific development plan, under Article 4-600, of the Boulder County Land Use Code (the “Code”) for substantial modification of a previously approved Special Use and Site Specific Development Plan to allow for expansion and renovation of the existing clubhouse facility and modification of the parking lot area.

B. The subject property is located at 7350 Clubhouse Road, on the southwest side of Clubhouse Road, approximately one-third mile west of its intersection with N. 75th Street, in Section 11, Township 1 North, Range 70 West, in a Rural Residential zoning district of unincorporated Boulder County (the “Property”).

C. The roughly 189-acre Property on which the Club is located is just east of Gunbarrel on the southwest side of Clubhouse Road. The Club is surrounded by primarily single-family residential development within several established subdivisions that include Fountain Greens, Old Post, Heatherwood Notch, Heatherwood Trail, Twin Lakes, and Red Fox Hills. The surrounding area also includes some agricultural uses as well as commercial and office uses in nearby Gunbarrel. Existing development on the Property includes an outdoor pool and pool house, clubhouse, swimming and fitness center, indoor and outdoor tennis courts, and two golf courses, as well as associated parking and access paths. The clubhouse, golf course, outdoor pool and related structures were constructed in 1964. The outdoor hard surface tennis courts were added in 1967. The indoor tennis, swimming, and fitness center opened for use in 1985. At the time of its opening, the Club was classified as a Use by Right under the Rural Residential Zoning District.

D. In 1991, the County revised its zoning ordinance to remove Membership Club as an allowable use in the Rural Residential Zoning District. The 1993 Special Use (SU) approval (SU-93-18) allowed the Club to continue operating as a legally nonconforming Membership Club with the condition that no enlargement or alteration of the existing facilities would be permitted, only improvements considered necessary to public health and safety. As a condition of SU approval, the Club submitted a full Master Development Plan that identified a series of additional facilities and amenities that allowed the Club to better meet the needs of its members without significantly changing the mass and scale of the complex and without significantly altering the maximum number of Club memberships. The Club has since completed the construction of all

the facilities identified as part of the 1993 Master Plan, and an update of the Master Plan is required to approve additional improvements.

E. The Club proposes to renovate and revitalize its main clubhouse which, since it was built in 1964, has only undergone minor alterations and cosmetic upgrades as allowed per the 1993 SU approval. The proposed clubhouse expansion consists primarily of interior improvements and upgrades that are within the existing building footprint. The mix of uses permitted within the clubhouse will remain relatively unchanged from what is currently approved in the Master Plan. The total floor area of the existing clubhouse is 29,277 square feet. The resulting floor area of the clubhouse is 31,367 square feet, which is an increase of approximately 2,090 square feet, or approximately 7 percent of the existing floor area. Roughly 93 percent of the proposed renovation is interior to the existing walls.

F. The proposed clubhouse expansion includes the following improvements:

- Main floor expansions/additions:
 - approximately 1,087 square feet for the Fireside Adult Lounge, Conference Room, and Lobby additions
 - approximately 289 square feet for the Family Dining area and Grill
 - approximately 215 square feet for back of house improvements
- Lower level expansion:
 - approximately 430 square feet for the Ladies Card room

G. The Club proposes to eliminate a portion of the existing outdoor deck area to accommodate the adult dining and lounge expansion on the west side of the building. The Club proposes a new deck that will be roughly 161 square feet smaller than the existing deck, reducing the total outdoor deck area from 5,023 square feet to 4,862 square feet. The associated non-foundational earthwork will be minimal. The proposal also includes a change to the existing roof where the Grill addition is proposed.

H. To incentivize alternate modes of transportation to the Club, a minimum of 50 bicycle parking spaces will be included as part of the facility, which is almost double what is required by the Boulder County Multimodal Transportation Standards (the “Standards”). In addition, the Club will provide approximately 75 designated golf cart parking spaces adjacent to the clubhouse and golf course to serve the members who reside near the Club and travel by cart.

I. Water and sanitary sewer services are provided by the City of Boulder and the proposed changes to the clubhouse are not expected to increase current service demands or uses. No

changes in use, hours of operation, or number of memberships are proposed and no additional off-street parking is required with the request.

J. The Boulder County Planning Commission considered the application on June 19, 2019, unanimously recommended approval subject to the conditions of approval as edited by staff and listed in the staff presentation, and certified the docket for action to the Board of County Commissioners (the “Board”).

K. The above-described request was processed and reviewed as Boulder County Land Use Docket SU-19-0003 (the “Docket”), as further described in the memorandum and written recommendation to the Board by Boulder County Land Use Department Planning Staff dated July 16, 2019, together with its attachments (the “Staff Recommendation”). The Staff Recommendation found that the Docket could meet the criteria for approval, and therefore, recommended that the Board conditionally approve the Docket.

L. At a public hearing on the Docket held July 16, 2019 (the “Public Hearing”), as further reflected on the official record of the hearing, the Board considered the Staff Recommendation as well as the documents and testimony presented by County Land Use planning staff. The Board also heard testimony from Nolan Roselle, Adrian Sopher, and Michael Larson, all on behalf of the Club. One member of the public spoke.

M. Based on the Public Hearing, the Board finds that the Docket meets the criteria for special use approval for a ground-mounted solar energy system, as set forth in Articles 4-601.A and 4-602.C of the Code.

N. Therefore, the Docket can be approved subject to the conditions stated below.

Therefore, the Board resolves:

Docket SU-19-0003 is approved, subject to the following conditions:

1. Building permits are required for the proposed renovation and expansions.
2. Prior to issuance of a building permit, the clubhouse structure must be landmarked.
3. The proposed food service area remodel requires plan review by Boulder County Public Health prior to permitting.
4. The pool area remodel must comply with Colorado Department of Public Health and Environment standards for swimming pools.

5. The Club shall be subject to the terms, conditions, and commitments of record and in the file for Docket SU-19-0003: Boulder Country Club.

A motion to approve the Docket with conditions as set forth above was made by Commissioner Deb Gardner, seconded by Commissioner Elise Jones, and passed by a 2-0 vote. Commissioner Matt Jones was excused.

ADOPTED as a final decision of the Board on this 3rd day of September 2019.

**BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:**

Elise Jones

Elise Jones, Chair

Deb Gardner

Deb Gardner, Vice Chair

Excused 7/16/19

Matt Jones, Commissioner

ATTEST:

Cecilia Lacey

Clerk to the Board

EXHIBIT A

RESOLUTION 94-5

A RESOLUTION CONDITIONALLY APPROVING BOULDER COUNTY LAND USE DOCKET #SU-93-18 ("BOULDER COUNTRY CLUB"): A REQUEST FOR A SPECIAL USE PERMIT WITH ASSOCIATED SITE SPECIFIC DEVELOPMENT PLAN FOR THE BOULDER COUNTRY CLUB, INCLUDING CERTAIN PROPOSED EXPANSIONS TO AND IMPROVEMENTS OF THE GOLF COURSE, TENNIS FACILITIES, AND ACCESSORY STRUCTURES, ON THE BOULDER COUNTRY CLUB PROPERTY LOCATED IN GUNBARREL IN SECTIONS 11, 12, 13 & 14, T1N, R70W.

WHEREAS, Boulder Municipal Sports, Inc./Roger Wardlaw ("Applicant") has requested approval for a special use permit for the Boulder Country Club, a nonconforming golf course of over 100 acres in the Rural Residential zoning district in unincorporated Boulder County, with associated site specific development plan, including improving the golf course (repaving of cart paths, lining lakes, rebuilding greens and bunkers, realigning some fairways, and replacing the maintenance building); modernizing the tennis and indoor recreational facilities (renovating the four existing hard surface courts, lighting two of the courts, constructing two new clay tennis courts, remodeling the tennis building to accommodate refurbished locker rooms, relocating the aerobic/weight rooms, and providing for an indoor golf driving range; and remodeling and doing a minor expansion of the clubhouse; and

WHEREAS, the above-described request was processed and reviewed as Boulder County Land Use Docket #SU-93-18 ("the Docket"), all as further described in the Boulder County Land Use Department Planning Staff's Memorandum and written recommendation to the Boulder County Board of County Commissioners ("the Board") dated November 29, 1993, with its attachments ("the Staff Recommendation"), which is incorporated into this Resolution by this reference; and

WHEREAS, on September 15, 1993 the Boulder County Planning Commission ("the Planning Commission") held a duly-noticed public hearing on the Docket, and recommended conditional approval of the Docket to the Board, with the exception of the two new proposed clay tennis courts; and

WHEREAS, on November 29, 1993, the Board of County Commissioners held a duly noticed public hearing on the Docket ("the Public Hearing"), at which time the Board considered the recommendation of the Planning Commission and the Staff Recommendation, and also considered the documents and testimony presented by the County Land Use Department Planning Staff, as well as by the Applicant's Planning Consultant and Attorney and several management and member committee representatives of the Applicant, as well as by numerous adjacent property owners, residents of the general neighborhood of the Country Club, and other members of the public speaking both for and against the Docket; and

WHEREAS, at the Public Hearing the Applicant officially withdrew its requests for lighted outdoor tennis courts and the proposed lake on the Second Fairway from the Docket, subject to reserving its right to seek special use or site specific development plan approval, as appropriate, for these proposed improvements should the Applicant wish to pursue them at a future time; and

WHEREAS, based on the Public Hearing, the Board finds that the Docket meets the criteria for special use approval set forth in Article 20-301 of the Boulder County Zoning Resolution, and for a site-specific development plan under Article 19-301 of the Zoning Resolution, with the submission of the standard development agreement, and subject to the conditions stated below.

NOW, THEREFORE, BE IT RESOLVED that the Docket is hereby approved, on the basis and terms set forth in this Resolution, above, and subject to the following conditions:

1. The Applicant's withdrawal from the Docket of the requests for lighted tennis courts and the proposed lake on the Second Fairway is accepted.
2. The Applicant cannot proceed with construction of the two new clay tennis courts or with any realignment of the current golf cart path in the vicinity of the proposed new courts, until the Board, at a future public hearing, approves appropriate screening and other visual and noise mitigation measures which protect the western views and privacy of the neighbors to the east of the proposed courts, and which reduce the existing noise impacts of the Applicant's tennis facility.
3. The use of outdoor tennis courts shall be limited to the hours between 8:00 a.m. and 9:00 p.m.
4. The Applicant shall coordinate with the City of Boulder on the questions raised regarding the acid system and shall resolve the issue with the irrigation lateral.

A motion to conditionally approve the Docket, as stated above, was made by Commissioner Stewart, seconded by Commissioner Hume, and passed by a 3-0 vote of the Board.

ADOPTED this 4th day of January, 1994, nunc pro
tunc the 29th day of November, 1993.

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:

Homer Page

Homer Page, Chair

Ronald K Stewart

Ronald K. Stewart, Vice Chair

Sandy Hume

Sandy Hume

ATTEST:

Dusan M. Ashcraft
Clerk to the Board

EXHIBIT B

15-8

RESOLUTION 94-201

A RESOLUTION CONDITIONALLY APPROVING BOULDER COUNTY LAND USE DOCKET #SU-93-18 ("BOULDER COUNTRY CLUB TENNIS COURTS"): A REQUEST FOR COUNTY REVIEW AND APPROVAL OF TENNIS COURTS AND NOISE MITIGATION DESIGNS AS REQUIRED AS PART OF THE NOVEMBER 1993 COUNTY APPROVAL OF BOULDER COUNTRY CLUB EXPANSION LOCATED AT BOULDER COUNTRY CLUB, IN GUNBARREL IN SECTIONS 11, 12, 13 & 14, T1N, R70W.

WHEREAS, Boulder Municipal Sports, Inc./Roger Wardlaw ("Applicant") has requested approval for tennis courts and noise-mitigation designs, as part of the November 1993 County approval; and

WHEREAS, the above-described request was processed and reviewed as Boulder County Land Use Docket #SU-93-18 ("the Docket"), all as further described in the Boulder County Land Use Department Planning Staff's Memorandum and written recommendation to the Boulder County Board of County Commissioners ("the Board") dated August 16, 1994, with its attachments ("the Staff Recommendation"), which is incorporated into this Resolution by this reference; and

WHEREAS, on August 16, 1994, the Board of County Commissioners held a duly noticed public hearing on the Docket ("the Public Hearing"), at which time the Board considered of the Staff Recommendation, and also considered the documents and testimony presented by the County Land Use Department Planning Staff, as well as by the Applicant's Planning Consultant; Jack Nunn, President, Boulder County Club; Roger Wardlaw, Club Manager; as well as by numerous adjacent property owners, residents of the general neighborhood of the Country Club, and other members of the public speaking both for and against the Docket; and

WHEREAS, based on the Public Hearing, the Board finds that the Docket meets the standards expressed in the conditional approval of Docket SU-93-18, and meets the criteria for special use approval review set forth in Article 20-301 of the Boulder County Zoning Resolution, and for a site-specific development plan under Article 19-301 of the Zoning Resolution, with the submission of the standard development agreement, and subject to to the post-approval conditions as described in the Land Use Department memorandum, with the additional conditions stated below.

1. Sound mitigation will be installed on the existing courts.
2. New courts will be depressed two feet into the ground, and have a maximum fence elevation of 107 feet. Such fences are to be removed seasonally.
3. The new courts are to be built as far north as possible.
4. Once the details of these conditions are finalized, this plan will be brought back for approval at a business meeting.

NOW, THEREFORE, BE IT RESOLVED that the Docket is hereby approved, on the basis and terms set forth in this Resolution, above, and subject to further approval once the details of these terms and conditions are finalized.

A motion to conditionally approve the Docket, as stated above, was made by Commissioner Page, seconded by Commissioner Stewart, and passed by a 3-0 vote of the Board.

ADOPTED this 10th day of December, 1994, nunc pro tunc the 16th day of August, 1994.

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:

Ronald K. Stewart
Ronald K. Stewart, Chair

Homer Page
Homer Page, Vice Chair

Sandy Hume
Sandy Hume

ATTEST:

Russa M. Ashcraft
Clerk to the Board