



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

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

April 30, 2024 at 1:00 p.m.

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

STAFF PLANNER: Amber Knotts, Planner I

Docket SPR-23-0030: Riley Addition

Request: **PROPOSED:** Site Plan Review to construct a 492-square-foot addition to an existing 4,869-square-foot residence on a 2.94-acre-parcel where the presumptive size maximum is 4,302 square feet.

APPROVED: Site Plan Review to construct a 200-square-foot addition to an existing 4,869-square-foot residence on a 2.94-acre-parcel where the presumptive size maximum is 4,302 square feet.

Location: 12084 Twilight Street
Zoning: Agricultural (A)
Applicants: Erin Stadler, Jesse Riley
Agent: Michelle Lee

STAFF RECOMMENDATION:

Staff recommends that the Board of County Commissioners uphold the Director's Determination for SPR-23-0030, Riley Addition.

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SUMMARY

The applicants submitted a Site Plan Review application (SPR-23-0030) for the deconstruction of 89 square feet and the addition of 492 square feet of the existing 3,908-square-foot residence¹ on a parcel with a 425-square-foot carport and 936-square-foot detached garage, resulting in a total of 5,272 square feet of residential floor area on the subject parcel. Per Article 4-802.A of the Boulder County Land Use Code (the Code), Site Plan Review was required for this proposed development because it

¹ Staff notes that the project description refers to a 4,869-square-foot residence, however, that square footage includes not just the residence but the total residential floor area on the site.

would (1) result in a cumulative increase in floor area of more than 1,000 square feet over that existing as of September 8, 1998, and (2) result in a total residential floor area greater than 125% of the median residential floor area for the defined neighborhood in which the subject parcel is located. Accordingly, Community Planning & Permitting reviewed this application in accordance with the Site Plan Review standards provided for in Article 4-806.A of the Code.

On March 13, 2024, Community Planning & Permitting (CPP) issued a determination conditionally approving the proposal but limiting the size of the addition to 200 square feet with a maximum of 4,980 square feet of residential floor area on the subject parcel pursuant to Article 4-806.A.2.b.i.G.1, which provides that a proposed development may be able to overcome the presumed compatible size with a one-time maximum of 200 square feet of residential floor area where existing residential floor area already exceeds the size presumption and has not been limited through a prior county land use approval. The residential size that is presumed to be compatible within the defined neighborhood, the Whittington Estates subdivision, is 4,302 square feet.

On March 22, 2024, the applicants appealed the March 13, 2024, SPR-23-0030 Determination (Attachment A). The applicants have requested to appeal the condition of approval in section 2 of the SPR-23-0030 determination in regards to the approved size and ability to overcome the size presumption.

DISCUSSION

Article 4-807.B of the Code states that if the application is found to not meet the applicable standards of Article 4-806, and that a reasonable basis for mitigation measures has been demonstrated, the Director of Community Planning and Permitting must approve the application with reasonable conditions that will avoid or acceptably mitigate the significant adverse impacts of the development. In this case, the Director found that the size of the proposed development was not compatible with the general character of the defined neighborhood in conflict with Article 4-806.A.2 of the Code. However, the Director found that impacts of the proposal could be mitigated by limiting the size of the addition to 200 square feet.

The distribution of legally existing residential floor area of 4,869 square feet includes a 1,820-square-foot garden level basement, a 1,560-square-foot first floor, a 528-square-foot attached garage, a 936-square-foot detached garage and a 425-square-foot carport, where 400 square feet of the carport is considered exempt floor area that does not contribute to the presumptive size maximum (see Article 18-189D). The applicants propose to deconstruct 89 square feet of the existing residence and to construct 492 square feet of residential additions on the first floor, resulting in a total size of 5,272 square feet, where 3,452 square feet would be above grade and visible.

Staff found the dominant size range of above grade and visible residential floor area in the Whittington Estates subdivision is between 1,638 and 3,331 square feet. Given this above grade and visible size range in the surrounding neighborhood, staff found that the proposed above grade and visible residential floor area of 3,452 square feet would not be compatible with the neighborhood. However, staff found that 3,249 square feet of above grade would be compatible with the neighborhood and staff does not foresee the one-time addition of 200 square feet to significantly alter the character of the defined neighborhood. Further, by limiting the addition to 200 square feet, this also ensures that the resulting development remains in character with the defined neighborhood and prevents the subject parcel from exceeding the maximum total residential floor area that exists within the defined neighborhood.

RECOMMENDATION

Staff recommends that the Board of County Commissioners uphold the Director's Determination for SPR-23-0030, Riley Addition.

From: [Erin Stadler](#)
To: [Knotts, Amber](#)
Subject: [EXTERNAL] Re: SPR-23-0030 - Determination Letter
Date: Friday, March 22, 2024 10:36:00 AM
Attachments: [image001.png](#)

Amber,

We would like to appeal the REVISED/second addition request. Please let me know how to proceed.

Thanks so much.

Erin

On Wed, Mar 13, 2024 at 5:29 PM Knotts, Amber <aknotts@bouldercounty.gov> wrote:

Good Afternoon,

A Conditional Approval for SPR-23-0030 at 12084 Twilight St, has been made. It will not be final until a 14-day referral period has transpired, which will be on Month 27, 2024.

During the next 14 days, the Board of County Commissioners (BOCC) may choose to call this docket up for a public hearing, **or you may appeal this Conditional Approval for review and determination by the BOCC.**

If no hearing is required, this letter will serve as the final determination. Building, grading and access permits will be subject to any and all conditions of approval.

Please read the determination letter in its entirety before making the decision to appeal if that is still your intent.

Click [HERE](#) for your public application information. Click this link for your determination letter packet → [Determination Letter](#) (PDF copy attached)

Please let me know if you have any questions.

***Note:** I will be out of the office for the remainder of this week. There was a death in my family and I will be back full time at the start of next week.*

Kind Regards,

Amber Knotts | Planner I

Boulder County Community Planning & Permitting

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Claire Levy County Commissioner

Marta Loachamin County Commissioner

Ashley Stolzmann County Commissioner

3/13/2024

Erin E Stadler
 12084 Twilight St
 Longmont, CO 80503 914

Jesse Riley
 12084 Twilight Street
 Longmont, CO 80503

Michelle W. Lee
 812 Walnut Street
 Apt D
 Boulder, CO 80302
 Dear Applicant(s):

This letter certifies that in accordance with section 4-800 of the Boulder County Land Use Code, the Boulder County CPP Director has Approved with Conditions the site plan for the following, effective March 13, 2024.

Docket: SPR-23-0030 Riley Addition

Request: APPROVED: Site Plan Review to construct a 200-square-foot addition to an existing 4,869-square-foot residence on a 2.94-acre-parcel where the presumptive size maximum is 4,302 square feet

REVISED: Site Plan Review to construct a 492-square-foot addition to an existing 4,869-square-foot residence on an 2.94-acre-parcel where the presumptive size maximum is 4,302 square feet

Location: 12084 TWILIGHT STREET

Zoning: Agricultural

Applicant: Erin E Stadler

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

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

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

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

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

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

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

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

Sincerely,



Amber Knotts

Planner I

APPLICATION #: SPR-23-0030
 APPLICANT: Erin Stadler and Jesse Riley
 PROJECT LOCATION: 12084 Twilight St
 PROJECT SUMMARY: ORIGINAL: Site Plan Review to construct a 492-square-foot addition to an existing 4,869-square-foot residence on a 2.94-acre-parcel where the presumptive size maximum is 4,302 square feet.
 APPROVED: Site Plan Review to construct a 200-square-foot addition to an existing 4,869-square-foot residence on a 2.94-acre-parcel where the presumptive size maximum is 4,302 square feet.

Per Article 4-802.A.2 of the Boulder County Land Use Code (the Code), Site Plan Review is required for this proposed development because it will result in an increase in residential floor area greater than 125% of the median residential floor area for the defined neighborhood in which the subject parcel is located. In this case, the applicant proposes to deconstruct 89 square feet of existing residence and construct a 492-square-foot addition to an existing 4,869-square-foot residence, where the development will be 970 square feet over the presumptive size maximum for the defined neighborhood.

All Site Plan Review applications are reviewed in accordance with the Site Plan Review standards set forth in Article 4-806 of the Code. Accordingly, the Community Planning & Permitting Department has reviewed this application in accordance with the standards provided for in Article 4-806.A of the Code and has determined that approval is appropriate, with the conditions set forth below.

1. ***To provide a greater measure of certainty as to the applicable neighborhood relevant for comparison, the following definition of neighborhood shall be used to review proposed Site Plan Review applications:***
 - a. ***For applications inside platted subdivisions, which have seven or more developed lots, the neighborhood is that platted subdivision.***

The applicable neighborhood for the subject parcel is the platted subdivision of Whittington Estates.

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

resulting size complies with the other Site Plan Review standards in this section 4-806.A.

A. SIZE PRESUMPTION

The presumed compatible size of residential structures within the defined neighborhood (see Standard 1 above for the applicable neighborhood) is 4,302 square feet.

Median (total residential floor area) in the defined neighborhood*	3,442 square feet
125% of the median residential floor area in the defined neighborhood	4,302 square feet
Total existing residential floor area on the subject parcel*	4,869 square feet
Total proposed residential floor area to be deconstructed	89 square feet
Total proposed residential floor area	5,272 square feet

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

b. Either the applicant or the Director may demonstrate that this presumption does not adequately address the size compatibility of the proposed development with the defined neighborhood.

i. Factors to be considered when determining the adequacy of this presumption and whether it can be overcome include:

1. Up to a one-time maximum of 200 square feet of residential floor area may be granted under this factor.

B. ABILITY TO OVERCOME THE SIZE PRESUMPTION

The presumed compatible size of residential structures within the defined neighborhood is 4,302 square feet. The applicant proposes to deconstruct 89 square feet of the existing residence and construct a 492-square-foot addition. The proposal exceeds the presumed compatible size by 970 square feet. Staff does not find the proposed resulting size of 5,272 square feet to be compatible with the defined neighborhood, and therefore it is not approved. Staff supports a one-time 200-square-foot addition pursuant to Article 4-806.A.2.b.i.G.1.

Article 4-806.A.2.b. of the Code provides that either the applicant or Director may demonstrate that the presumed compatible size does not adequately address the size compatibility of the proposed development within the defined neighborhood. Several provisions allow for a proposal to overcome the size presumption (see Article 4-806.A.2.b.), however in this case only one provision is applicable. Per Article 4-806.A.2.b.i.G.1, a proposed development may be able to overcome the presumed

compatible size with a one-time maximum of 200 square feet of residential floor area where existing residential floor area already exceeds the size presumption and has not been limited through a prior county land use approval. Therefore, the addition of 492 square feet, as proposed by the applicants does not meet the one applicable provision of the Code that would allow for the subject parcel to overcome the Presumptive Size Maximum. Further, by limiting the addition to 200 square feet, this also ensures that the resulting development remains in character with the defined neighborhood, and prevents the subject parcel from exceeding the maximum total residential floor area that exists within the defined neighborhood.

Staff finds the total resulting size of 4,980 square feet does not substantially change the neighborhood character from what currently exists. Although the residence will remain the second largest in the defined neighborhood, the location of the proposed addition does not add any additional structures to the subject parcel, nor does staff believe this to significantly contribute to the bulk and massing of the existing residence. Total floor area in the defined neighborhood ranges from 1,824 square feet and 5,098 square feet. There are nine parcels that make up the defined neighborhood, where four of those nine parcels, including the subject parcels, have above grade floor area totals that are in the upper range, between 2,948 square feet and 3,331 square feet. Therefore, staff finds the total above grade (and visible) floor area of 3,249 square feet to also be compatible with the defined neighborhood. Staff does not foresee the one-time addition of 200 square feet to significantly alter the character of the defined neighborhood and approves a maximum of 4,980 square feet of residential floor area on the subject parcel. Further, staff finds no significant adverse impacts related to standards 3-15 of Article 4-806.A with the limitation of 4,980 square feet for above grade and visible floor area.

C. APPROVED SIZE

RESIDENTIAL FLOOR AREA*	
Total existing residential floor area on the subject parcel to remain	4,869 square feet
Total proposed residential floor area to be deconstructed	89 square feet
Approved NEW residential floor area	Maximum 200 square feet
TOTAL approved resulting residential floor area	Maximum 4,980 square feet

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

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

A. ACCESS TO PROPERTY

The subject property (Lot 3 in the Whittington Estates subdivision) is accessed from US highway 36 (US36), a paved Colorado Department of Transportation owned and maintained right-of-way (ROW), via a private gravel road within a 60-foot-wide access easement as shown on the Whittington Estates plat recorded on October 3, 1983, at Reception 579384.

During construction, all materials, machinery, dumpsters, and other items shall be staged on the subject parcel or to one side of Twilight Street so as to not impede the travel way.

B. OFFSITE IMPROVEMENTS

An Access Improvement and Maintenance Agreement (AIMA), which is an agreement for future maintenance responsibility, will be issued for the shared private driveway known as Twilight Street during building permit review. The AIMA will be prepared by the Access & Engineering staff, signed by the property owner and notarized, and approved as part of the building permit process.

Prior to building permit issuance, an AIMA will be prepared by the Access & Engineering staff, signed by the property owner and notarized, and approved as part of the building permit process.

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

GEOLOGICAL HAZARDS

The subject parcel is designated as having moderate geological constraints such as high swelling soil potential and landslide susceptibility as identified in the Comprehensive

Plan; however, no earthwork has been proposed and therefore staff finds that the proposal will not result in unreasonable risk from the identified geologic hazards.

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

WILDFIRE MITIGATION

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

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Site Plan Review process, and no conflicts have been identified. Given the wildland fuels and topography of the parcel, there is enough distance within the property to create and maintain defensible space around the proposed additions.

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

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

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

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

Emergency water supply is currently only required when building a new residence. No emergency water supply will be required for this application. Emergency vehicle clearance is required to allow for safe ingress and egress of emergency vehicles.

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

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

Before scheduling rough framing inspections, the plan's defensible space portion must be implemented and inspected by the Community Planning & Permitting Department. All trees marked for removal must be cut, and all slash, cuttings, and debris must be removed and/or properly disposed of.

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

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

A. ENVIRONMENTAL RESOURCES AND FEATURES

Although the parcel carries several important natural resource designations in the Comprehensive Plan, none of the resources would be significantly impacted by the proposed addition when limited to 200 square feet. These include a View Protection Corridor, High Biodiversity Area, Natural Area, Environmental Conservation Area, and Critical Wildlife Habitat. The footprint of the house would not change, and the lot is

within an existing built-out subdivision. Therefore, staff has no concerns as it pertains to the Comprehensive Plan designations stated above. See discussion under Standard 10 for impacts to the View Protection Corridor.

B. WILDLIFE SAFE FENCE

Because this area serves as a mountain wildlife movement corridor, the following wildlife-safe specifications shall apply for any new fences:

- a. Fences should be kept as close to the developed portion of the site as possible.
- b. They should be made from materials like woven wire or tightly strung, single-strand wire. Chain-link fencing is not permitted except for small kennels, since wildlife can be easily entangled in mesh fencing.
- c. Top and bottom wires must be smooth, with wire spacing at 16, 22, 28, and 40 inches from the ground. The bottom wire must be at least 16 inches from the ground for the passing of young animals. The top two wires must be 12 inches apart to reduce entanglement. Because fences over 40 inches high may be lethal, they are not permitted.

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

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

The subject parcel has a View Protection Corridor Score of 2.91 as identified in the Boulder County Comprehensive Plan. Although the subject parcel is immediately adjacent to Right-of-Way, staff does not foresee the potential for negative visual impacts to this scenic highway from the proposed addition when limited to 200 square feet because it will stay within the existing footprint of the residence and this limitation will reduce the overall bulk and massing that a larger addition would have contributed to if approved. When bulk and massing increases, there is more potential for negative visual impacts to the adjacent View Protection Corridor found along North Foothills Highway. By limiting the proposal to 200 square feet the potential for these negative visual impacts is reduced. As previously discussed above under standard 2, the proposal is allowed to overcome the Presumptive Size Maximum with the one time provision (see Article 4-806.A.2.b.i.G.1) and anything beyond 200 square feet would push the house out of

character for the defined neighborhood and result in a parcel with residential floor area in excess of all other parcels within the defined neighborhood. Staff finds that by limiting the proposed development to 200 square feet, the potential for negative visual impacts are reduced and results in a parcel that remains in character with the defined neighborhood.

	APPROVED
Location:	As shown on the site plan dated February 5, 2024, and staked in the field

A. ELEVATIONS

The location for the addition is approved as proposed, however the applicant is approved to only construct 200 square feet of the proposed 492-square-foot addition, Therefore the elevations are not approved as proposed.

At time of Building Permit, submit to the Community Planning and Permitting Department revised elevation drawings for a 200-square-foot addition for review and approval.

B. COLOR AND MATERIAL

The application materials indicate beige-tan will be used for the siding and grey will be used for the roofing to match the existing residence. No color and material samples were provided. Staff supports the colors as proposed, as they are intended to match the existing residence as viewed during the site visit conducted by staff on April 13, 2023.

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

At the time of final inspection, the Community Planning & Permitting Department must inspect and verify that the approved color samples are used on the new structure.

C. EXTERIOR LIGHTING

No exterior lighting plan was proposed and therefore no exterior lighting is approved. If the applicant wishes to install exterior lighting on the addition, an exterior lighting plan must be submitted to the Community Planning & Permitting Department for review and approval.

At the final inspection, the Community Planning & Permitting Department must verify that all new or replacement exterior light fixtures are down-lit and fully shielded fixtures.

NOTE: [Down lighting](#) is required, meaning that all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the

fixture. All exterior light fixtures must be in conformance with [Article 7-1600](#) and [Article 18-162A](#) of the Code.

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

A. LOCATION

The locations shown on the site plan dated February 5, 2024, and staked in the field are approved as proposed.

B. EARTHWORK AND GRADING

No earthwork was proposed with the submitted application materials; therefore, no earthwork is approved.

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

A. REVEGETATION REQUIREMENT

Standard revegetation should be required, if necessary, for construction staging areas.

Prior to issuance of building or grading permits, submit to the Community Planning & Permitting Department for review and approval one copy of the proposed Revegetation Plan that conforms to the requirements as described on the materials located on our [Revegetation Page](#).

B. EROSION CONTROL

Appropriate erosion control measures such as erosion control logs shall be installed downslope and parallel to contours for all disturbed areas including staging areas. The location and types of erosion control shall be shown on site plans submitted for building permit approval.

Prior to issuance of building or grading permits, details regarding the placement and construction of the erosion control barrier must be submitted to and approved by the Community Planning & Permitting Department.

Prior to any grading or site disturbance, the erosion control barrier must be installed as required per the approved plans.

13. *The development shall avoid Natural Landmarks and Natural Areas as designated in the Goals, Policies & Maps Element of the Comprehensive Plan and shown on the*

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

Although the proposal is located within the Red Hill Natural Area, as identified on the Comprehensive Plan Map, staff does not foresee the potential for negative impacts to this designation from the proposed upper story addition to an existing residence, with the limitation to 200 square feet.

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

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

ADDITIONAL REQUIREMENTS AND INFORMATION:

BUILDING PERMIT: A building permit, plan review and inspections approvals are required for the proposed addition.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link: 2015 Building Code Adoption & Amendments, at the following URL: <https://assets.bouldercounty.gov/wp-content/uploads/2017/03/building-code-2015.pdf>

BOULDER COUNTY BUILDSMART REQUIREMENTS: Please refer to the county's adoption and amendments to Chapter 11 of the IRC, the county's "BuildSmart" program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.

AUTOMATIC FIRE SPRINKLER SYSTEM: According to R313.2.1 of the currently adopted 2015 Boulder County Building Code this addition triggers the requirement for an automatic residential fire sprinkler system to be installed throughout the home. This system shall be designed and installed in accordance with NFPA 13D or IRC Section P2904.

R313.2.1 Additions to existing one- and two-family dwellings:

An automatic residential fire sprinkler system shall be installed throughout existing one- and twofamily dwellings with additions when the sum of the total floor area of the addition plus the existing oneand two-family dwelling is

increased to 4,800 sq. ft. or greater. The floor area of detached structures having floor areas of 120 square feet or greater that are located less than 50 feet from the dwelling shall be included in the floor area calculated for the dwelling.

Exceptions:

- (i) One-time additions not exceeding 200 square feet in floor area,
- (ii) Carport additions which are exempt from the definition of “Residential Floor Area” in Section 18-189D of the Code.

DESIGN WIND AND SNOW LOADS: The design wind and ground snow loads for the property are 160 mph (Vult) and 40 psf, respectively.

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.

PLAN REVIEW: The items listed above are a general summary of some of the county’s building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Residential Plan Check List and other Building Safety publications can be found at: [Building Publications, Applications and Forms - Boulder County](#)

PUBLIC HEALTH ONSITE WASTEWATER TREATMENT SYSTEM

REQUIREMENTS: BCPH issued a new permit for the installation of an absorption bed system on October 2, 1986. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 4- bedroom house. BCPH approved the installation of the OWTS on December 16, 1986. If the home stays at no more than 4 legal bedrooms, no OWTS permit will be needed. If the addition results in more than 4 legal bedrooms in the home, an OWTS permit will be required to upgrade the system. The owner or their agent (e.g., contractor) would need to apply for an OWTS permit, and the OWTS permit would be issued prior to installation and before a building permit could be obtained. The OWTS components would need to be installed, inspected and approved before a Certificate of Occupancy or Final Building Inspection approval could be issued by Community Planning and Permitting (CP&P).

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

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

SANITARY FACILITIES: Sanitary facilities must be provided during construction and shall consist of a portable chemical toilet fabricated from steel, fiberglass or wood. Each facility must be well ventilated, must conform to State law, and must have a vented chemical tank and a separate urinal.



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 type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent		<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning		<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 12084 Twilight Street, Longmont CO 80503					
Subdivision Name Whittington Estates					
Lot(s) 3	Block(s)	Section(s) 29	Township(s) 3N	Range(s) 70	
Area in Acres 2.94	Existing Zoning A	Existing Use of Property Residential		Number of Proposed Lots	
Proposed Water Supply		Proposed Sewage Disposal Method			

Applicants:

Applicant/Property Owner Erin Stadler		Email erinstadler@gmail.com		
Mailing Address 12084 Twilight Street				
City Longmont	State CO	Zip Code 80503	Phone 720-771-0114	
Applicant/Property Owner/Agent/Consultant Jesse Riley		Email jeriley@gmail.com		
Mailing Address 12084 Twilight Street				
City Longmont	State CO	Zip Code 80503	Phone	
Agent/Consultant Michelle W. Lee		Email michelle@leedesign.co		
Mailing Address 812 Walnut Street, Apt. D				
City Boulder	State CO	Zip Code 80302	Phone 303-523-2202	

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 JESSE RILEY	Date 4/1/23
Signature of Property Owner 	Printed Name ERIN STADLER	Date 4/1/23

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

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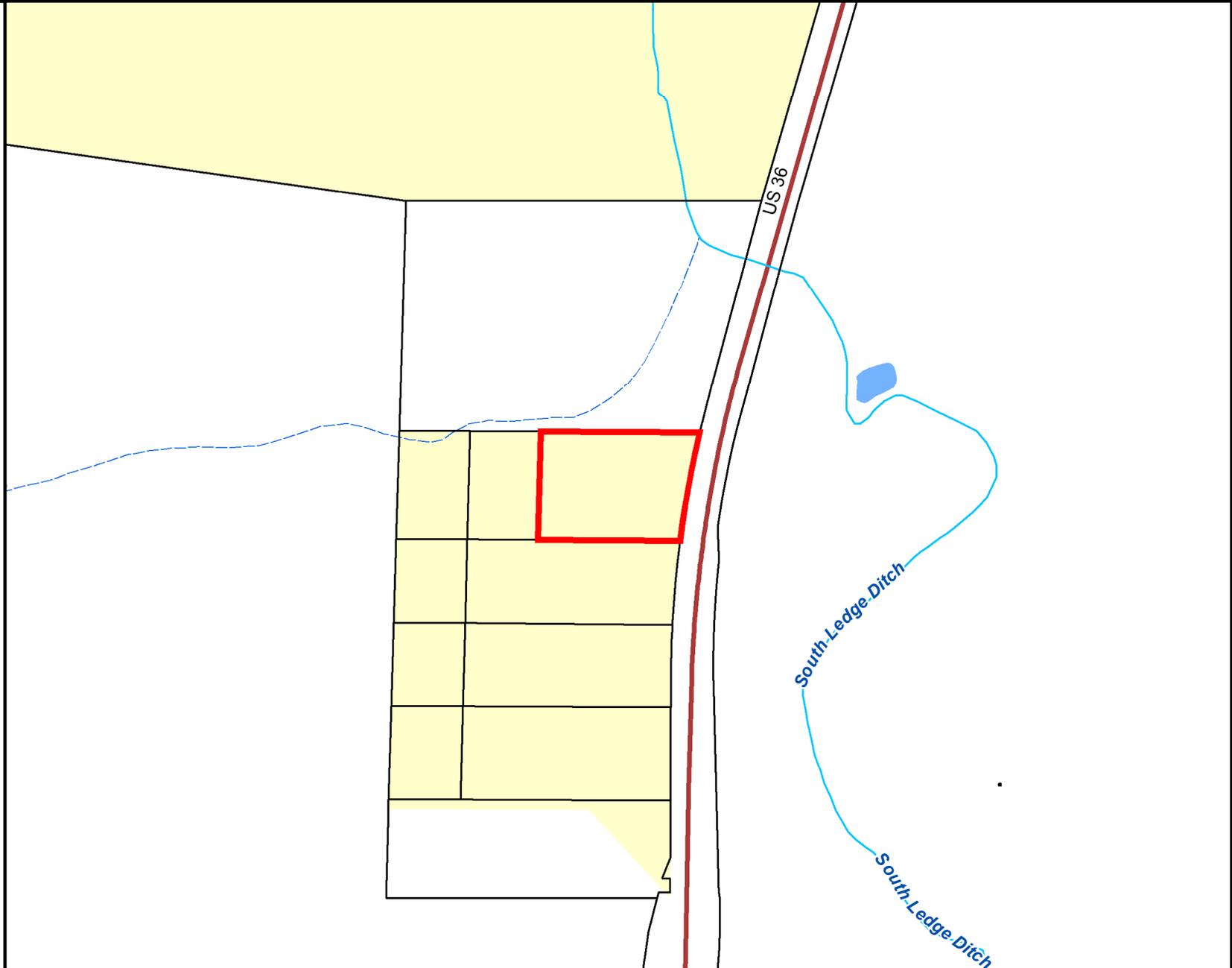
Location

12084 TWILIGHT ST

Subject Parcel

Subdivisions

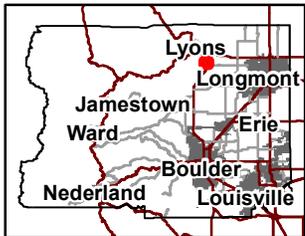
Subdivisions



0 0.035 0.07 Miles



Area of Detail Date: 11/28/2022



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Aerial

12084 TWILIGHT ST

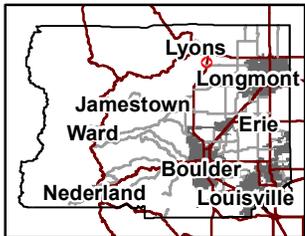
 Subject Parcel



0 0.005 0.01 Miles



Area of Detail Date: 11/28/2022



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Aerial

12084 TWILIGHT ST

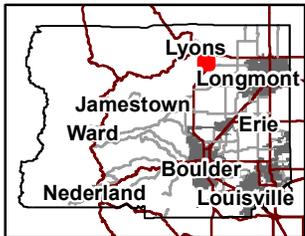
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 11/28/2022



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Community Planning & Permitting

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Comprehensive Plan

12084 TWILIGHT ST

Subject Parcel

Critical Wildlife Habitats

Environmental Conservation Areas

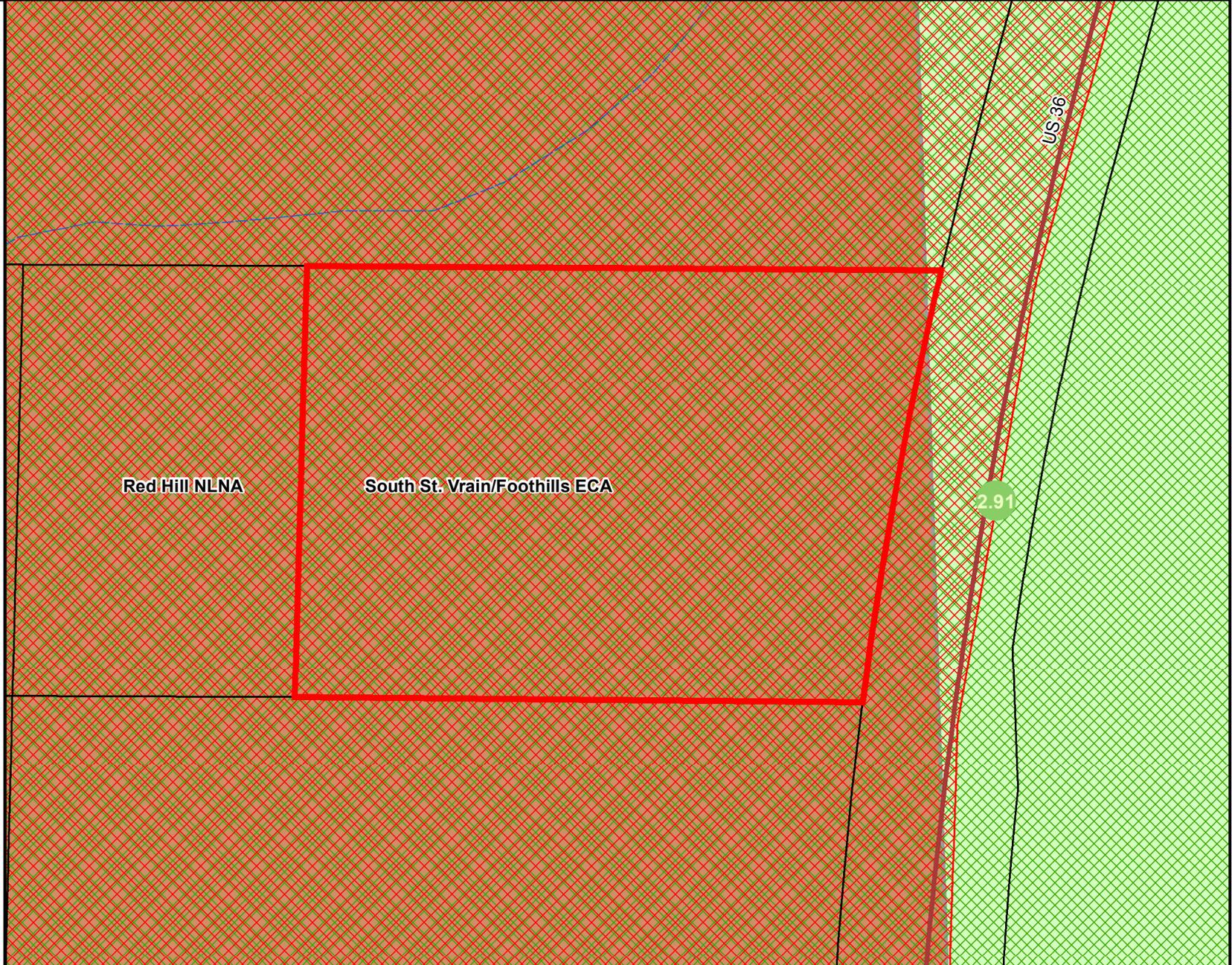
High Biodiversity Areas

B1: Outstanding Biodiversity Significance

Natural Landmarks Natural Areas

Significant Agricultural Land

Ag of Local Importance



Red Hill NLNA

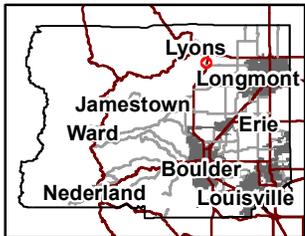
South St. Vrain/Foothills ECA

2.91

0 0.0085 0.017 Miles



Area of Detail Date: 11/28/2022



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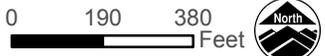
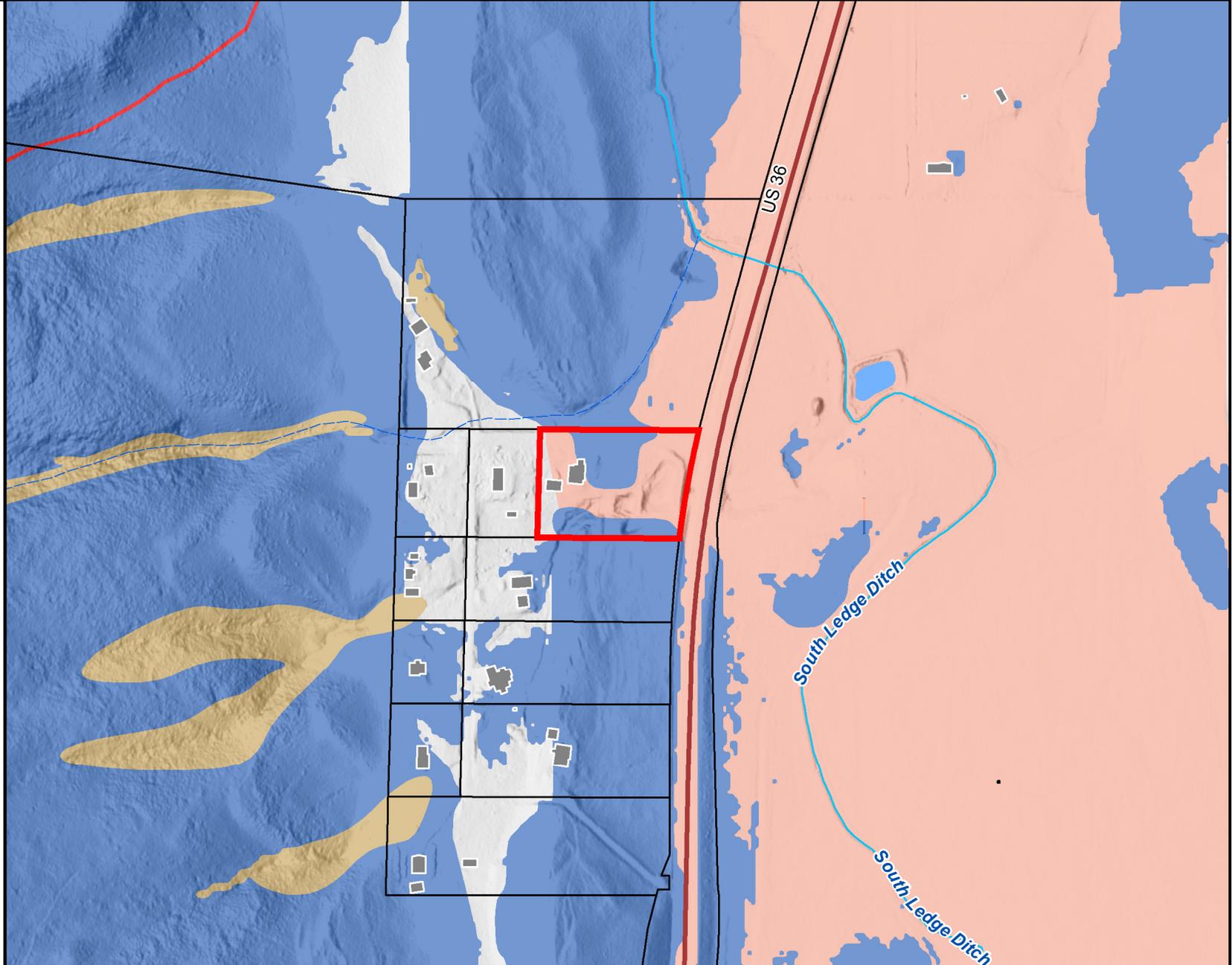
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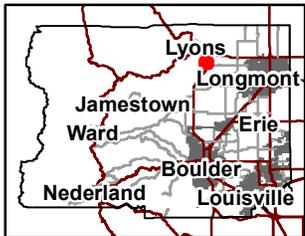
Geologic Hazards

12084 TWILIGHT ST

-  Subject Parcel
-  High Swelling Soil Potential



Area of Detail Date: 11/28/2022



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Prebles

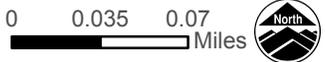
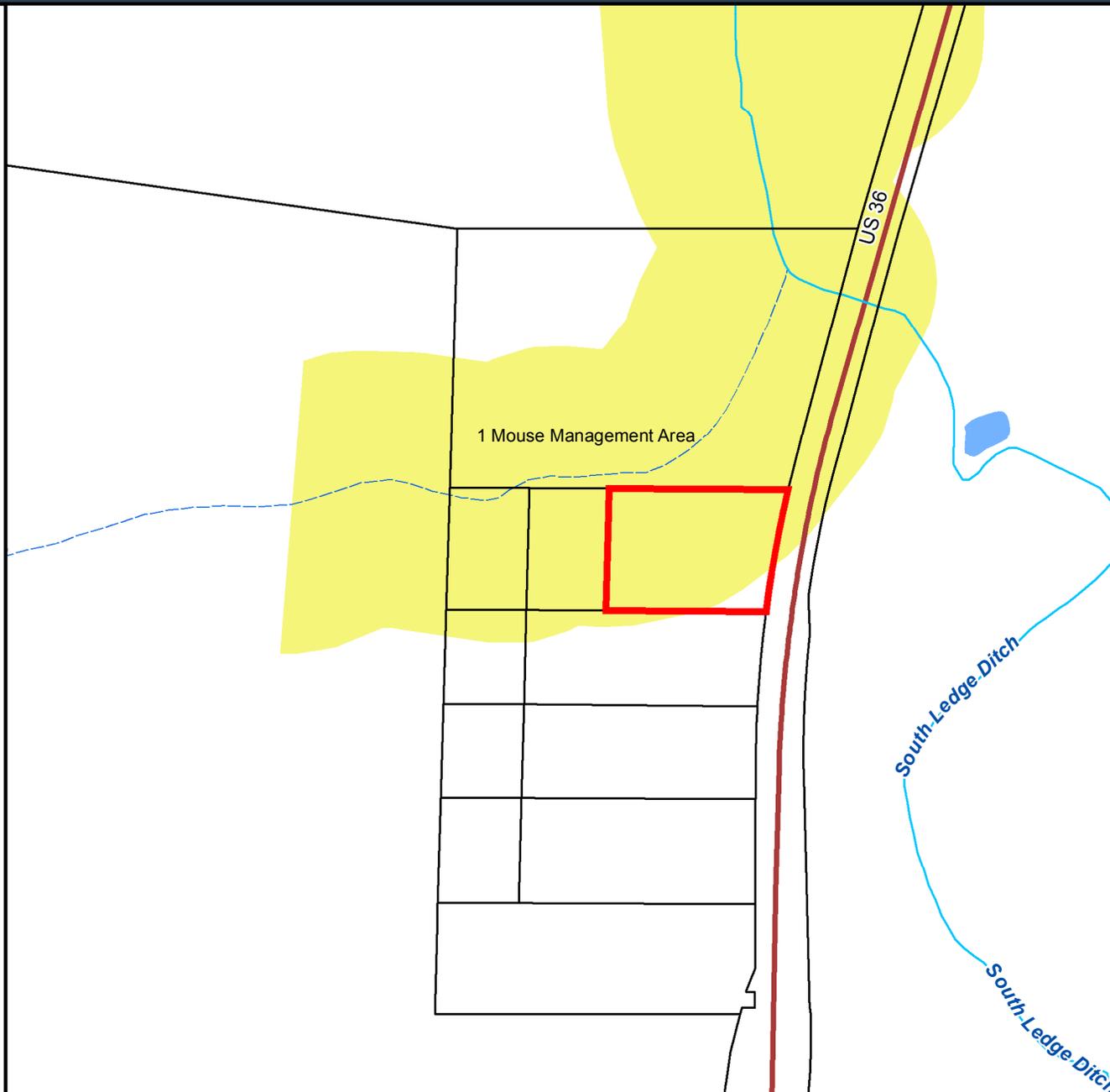
12084 TWILIGHT ST

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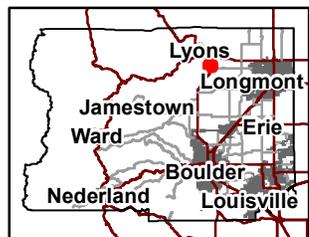
Note: This map's legend shows all Preble's Priority Zones as mapped by Boulder County. The subject property may not contain all zones. Refer to the USFWS Memo dated 9/17/03 to determine when projects require review by USFWS for Preble's.

Prebles

 Zone 1 Mouse Management Area



Area of Detail Date: 11/28/2022



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Public Lands & CEs

12084 TWILIGHT ST

Subject Parcel

Boulder County Open Space

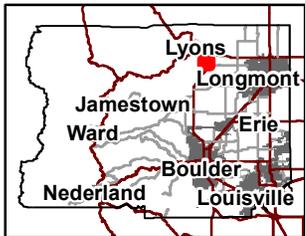
- County Open Space
- County Conservation Easement



0 0.05 0.1 Miles



Area of Detail Date: 11/28/2022



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Community Planning & Permitting

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Zoning

12084 TWILIGHT ST

Subject Parcel

Zoning Districts

Agricultural

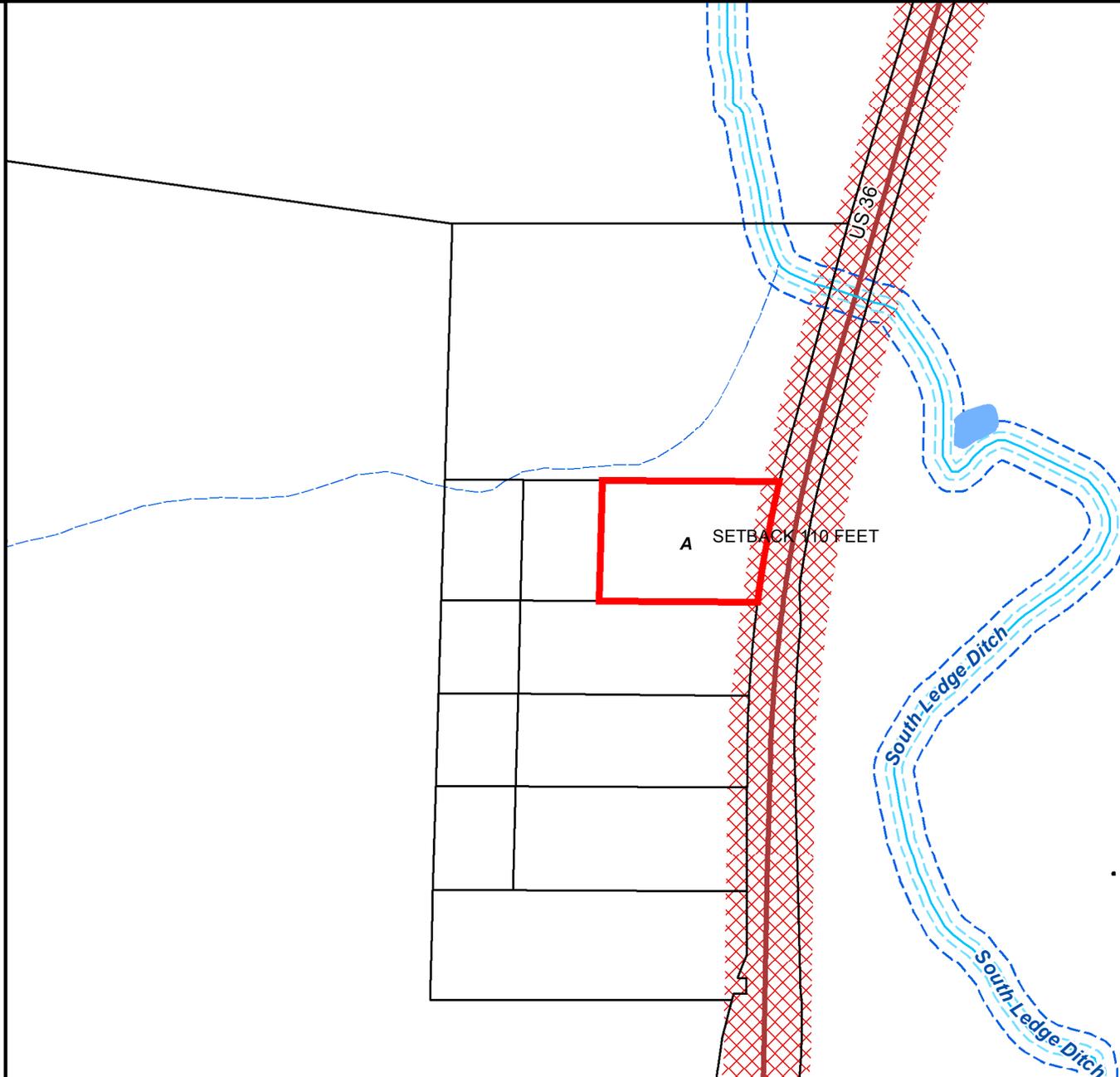
Ditch Setbacks

20 feet

50 feet

Major Road Setbacks

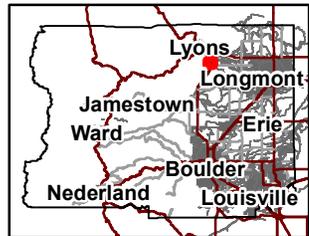
110 feet



0 190 380 Feet



Area of Detail Date: 11/28/2022



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Site Plan Review Fact Sheet

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

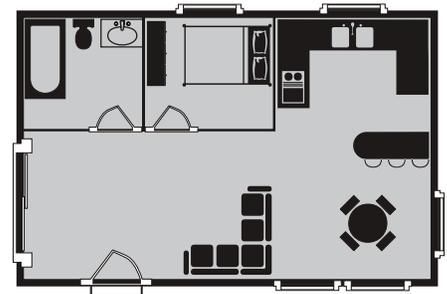
Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)				Residential Addition	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)				4869 sq. ft.	Deconstruction: 89 sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	20' and 17'-6"
Basement:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	wood siding
First Floor:	170 sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	match existing
Second Floor:	322 sq. ft.	sq. ft.	sq. ft.	Roofing Material	asphalt shingles
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Color	match existing
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	match existing
Total:	sq. ft.	sq. ft.	sq. ft.		

Project Identification:	
Project Name:	Twilight Addition
Property Address/Location:	12084 Twilight St, Longmont CO
Current Owner:	Erin Stadler and Jesse Riley
Size of Property in Acres:	2.94

Determining Floor Area

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



Structure #2 Information

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

Residential vs. Non-Residential Floor Area

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

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

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

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

Grading Calculation

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

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

Earth Work and Grading

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

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

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			0
Berm(s)			0
Other Grading			0
Subtotal			0

Box 1

* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
Foundation			0
Material cut from foundation excavation to be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

Narrative

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

SEE ATTACHED LETTER

Is Your Property Gated and Locked?

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

Certification

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

Signature	Print Name	Date
	Michelle W. Lee	1/6/24

Michelle W. Lee

Digitally signed by Michelle W. Lee
 DN: C=US,
 E=michelle@leedesign.co, O=Lee
 Design Co., OU=Business,
 CN=Michelle W. Lee
 Date: 2024.02.06 14:15:58-07'00'

4/7/2023

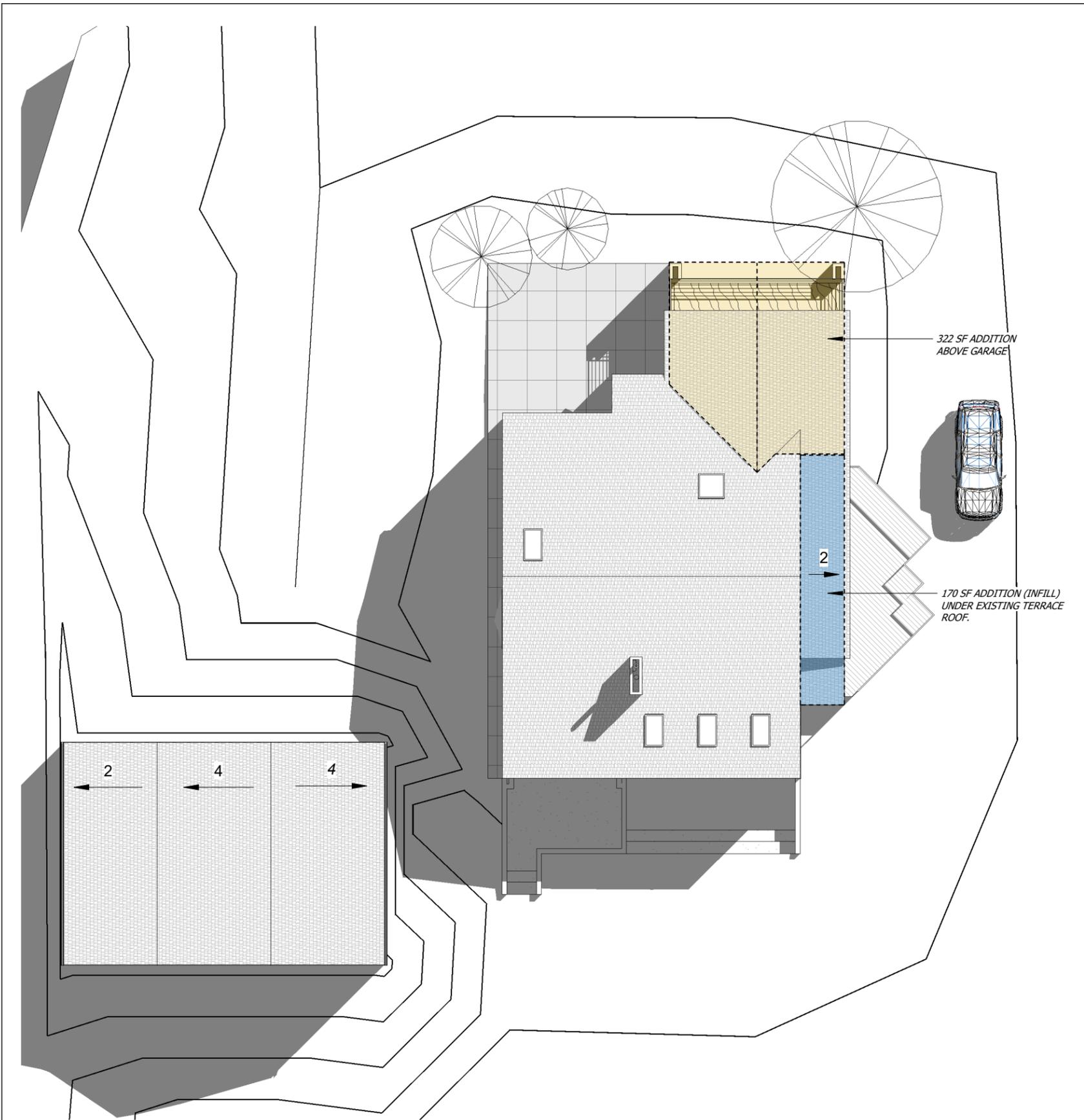
Hello, I have been a resident of Boulder County for over 20 years, having lived and owned homes in a variety of locations over that time and am happy to have called it home to myself, my family and my business for so long. In 2018, Jesse and I made the jump to plant our roots on a unique piece of property and take on the challenge of updating and renewing both the house and the 3 acres it sits on. While we were happy with the unique challenges of the home in 2018, like many others, we were met with new challenges when COVID hit. We were both (and still are) full time working professionals, as well as new parents. This brought with it the new challenge of how to work with the layout of our home which has left us with a continued "temporary" solution of utilizing the corner of a living room and a bedroom for offices, which continues today, since both our jobs have stayed at home. Today, we have the added challenge of welcoming our second child this summer. All these challenges started the work you see today to try and creatively find solutions to reclaim a bedroom, get offices out of the living room, as well as reclaim a bedroom for our 2nd child, all without expanding the main footprint of the home. We sought to discover where we might claim some unfinished spaces to improve our situation. We consider this our "forever home" and hope that you'll see that in the work and proposal you are reviewing.

Thank you so much.
Erin

1/24/2024

Thank you for allowing us to pause our application. This additional time allowed us to seek more advice from you and other professionals, as well as discuss our plans with members of our community. From that we reassessed our growing needs as a family (we welcomed our son in August), our work from home situation and finally our long term commitment to the neighborhood and its character. Based on that work, we have resubmitted a more detailed plan of how we can expand with all of those considerations and goals in mind. I hope that you will see our thoughtful approach in the new plans.

Thank you so much.
Erin



LOCATION MAP

PROPERTY INFO
 LEGAL DESCRIPTION: LOT 3 WHITTINGTON ESTATES
 EST. PARCEL AREA: 27,908 S.F. (Acres: 2.94)
 ZONING: (A) AGRICULTURAL
 YEAR BUILT: 1987
 DESIGN: SPLIT LEVEL RANCH

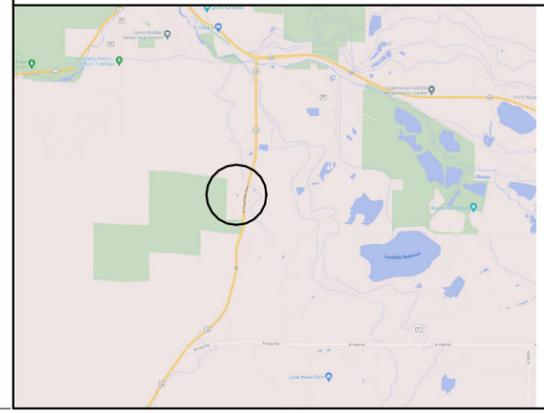
AREA TABULATIONS

EXISTING LOWER LEVEL (GARDEN BASEMENT FINISHED AREA): 1820 S.F.
 EXISTING MAIN LEVEL (ABOVE GROUND FINISHED AREA): 1560 S.F.
 EXISTING ATTACHED GARAGE AREA: 528 S.F.
 EXISTING DETACHED GARAGE/WORKSHOP: 936 S.F.
 CARPORT MINUS EXEMPT AREA (425-400): 25 S.F.
TOTAL EXISTING FLOOR AREA: 4844 S.F.: 4869 S.F.

DEMO AREA (MAIN LEVEL BUMPOUTS): 89 S.F.

NEW ADDITION (ABOVE ATTACHED GARAGE): 322 S.F.
 NEW MAIN LEVEL ADDITION (EAST END): 170 S.F.
TOTAL NEW CONSTRUCTION: 492 S.F.

VICINITY MAP



LEE DESIGN CO

- 303.523.2202 -
 michelle@leedesign.com

12084 TWILIGHT
 ST, LONGMONT, CO

-SITE PLAN-

12084 TWILIGHT AS-BUILT

NOTE:
 LEE DESIGN is not responsible for previous floor conditions or any structural imperfections which could affect the final level of new floor or walls.
 Final dimensions could vary depending current project situation.

The HVAC install on this plan may vary or change due to the joist bays being full. And return locations and or exchange vents may differ based on the framing and availability.

All electrical plans are based off standard finishing to standard code. Each city has its own requirements that may require of electrical items to their city specific code. If a city requests additional electric or a change from the standard, a change order will be charged to you to comply to city requirements.

A-01

Scale 1/16" = 1'-0"

1 SITE PLAN 11X17
 1/16" = 1'-0"

2/5/2024 12:49:42 PM

**LEE
DESIGN
CO**

- 303.523.2202 -
michelle@leedesign.com

12084 TWILIGHT
ST, LONGMONT, CO

EAST/WEST
ELEVATION

12084 TWILIGHT AS-BUILT

NOTE:

LEE DESIGN is not responsible for previous floor conditions or any structural imperfections which could affect the final level of new floor or walls.
Final dimensions could vary depending current project situation.

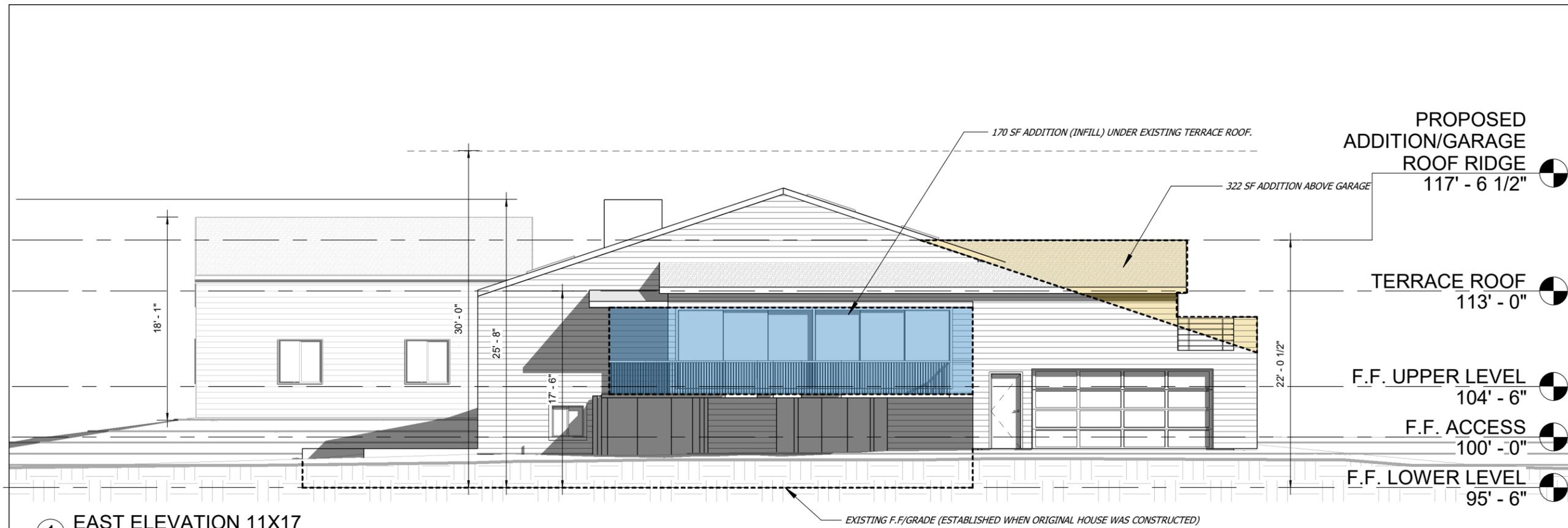
The HVAC install on this plan may vary or change due to the joist bays being full. And return locations and or exchange vents may differ based on the framing and availability.

All electrical plans are based off standard finishing to standard code. Each city has its own requirements that may require of electrical items to their city specific code. If a city requests additional electric or a change from the standard, a change order will be charged to you to comply to city requirements.

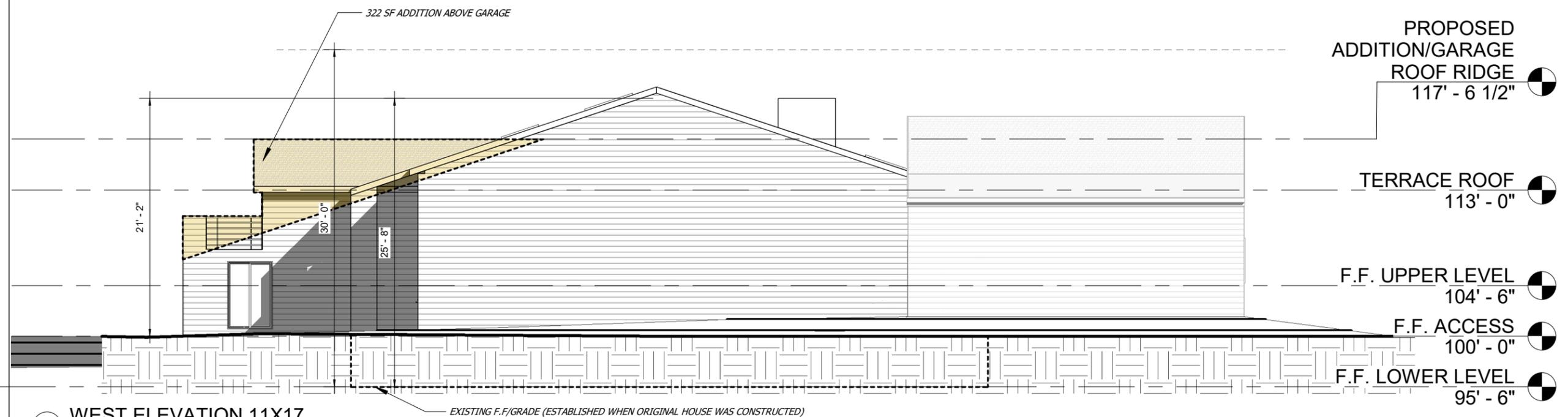
A-02

Scale 1" = 10'-0"

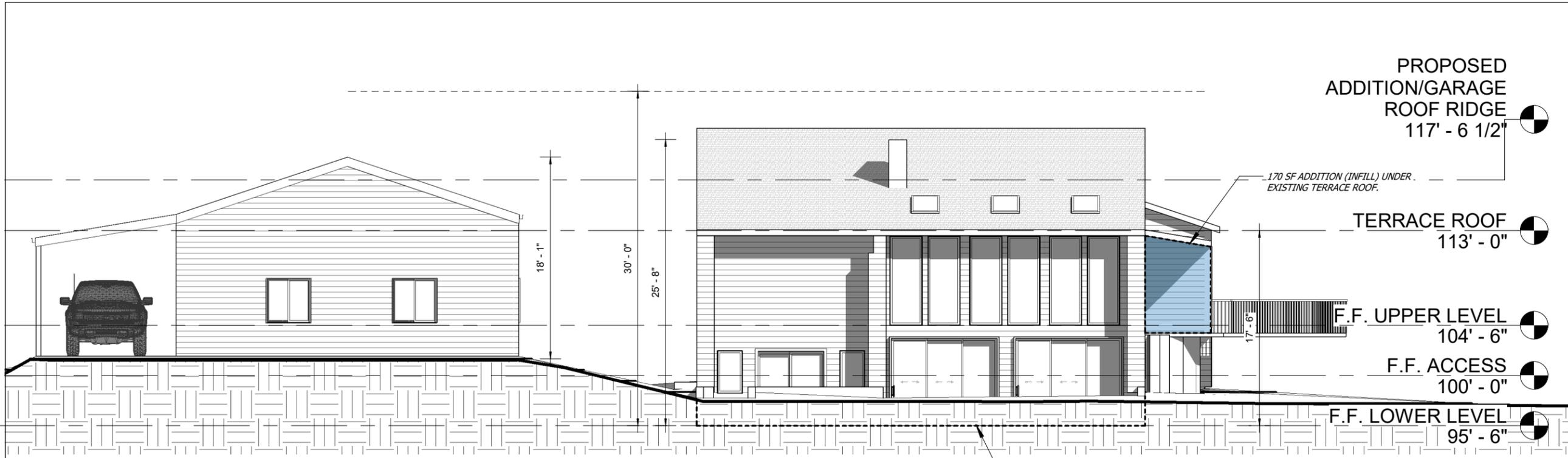
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① EAST ELEVATION 11X17
1" = 10'-0"

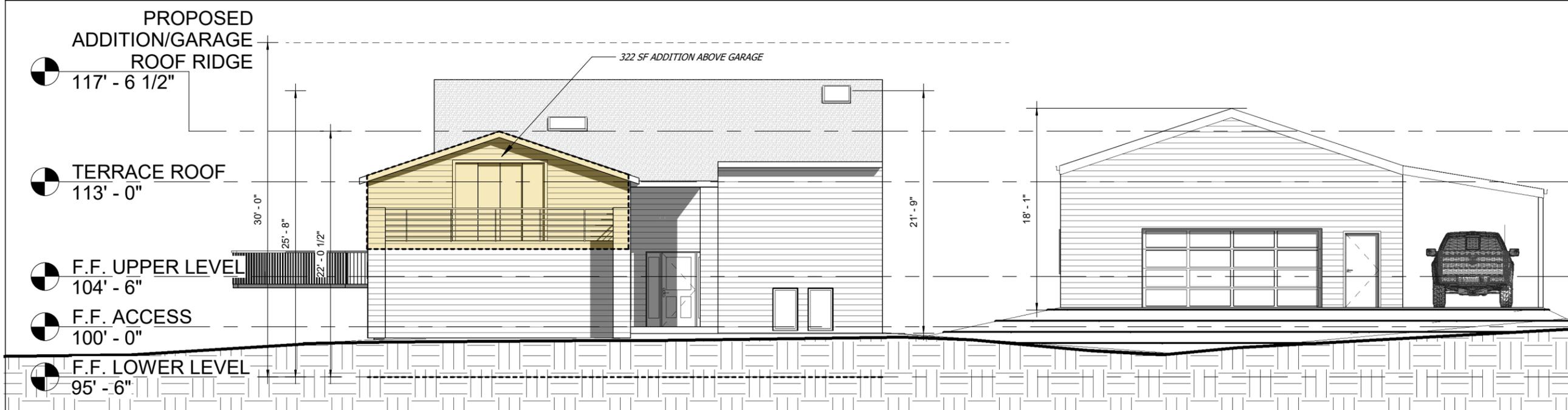


② WEST ELEVATION 11X17
1" = 10'-0"



1 SOUTH ELEVATION 11X17
1" = 10'-0"

EXISTING F.F./GRADE (ESTABLISHED WHEN ORIGINAL HOUSE WAS CONSTRUCTED)



2 NORTH ELEVATION 11X17
1" = 10'-0"

**LEE
DESIGN
CO**

- 303.523.2202 -
michelle@leedesign.com

12084 TWILIGHT
ST, LONGMONT, CO

NORTH/SOUTH
ELEVATIONS

12084 TWILIGHT AS-BUILT

NOTE:
LEE DESIGN is not responsible for previous floor conditions or any structural imperfections which could affect the final level of new floor or walls.
Final dimensions could vary depending current project situation.

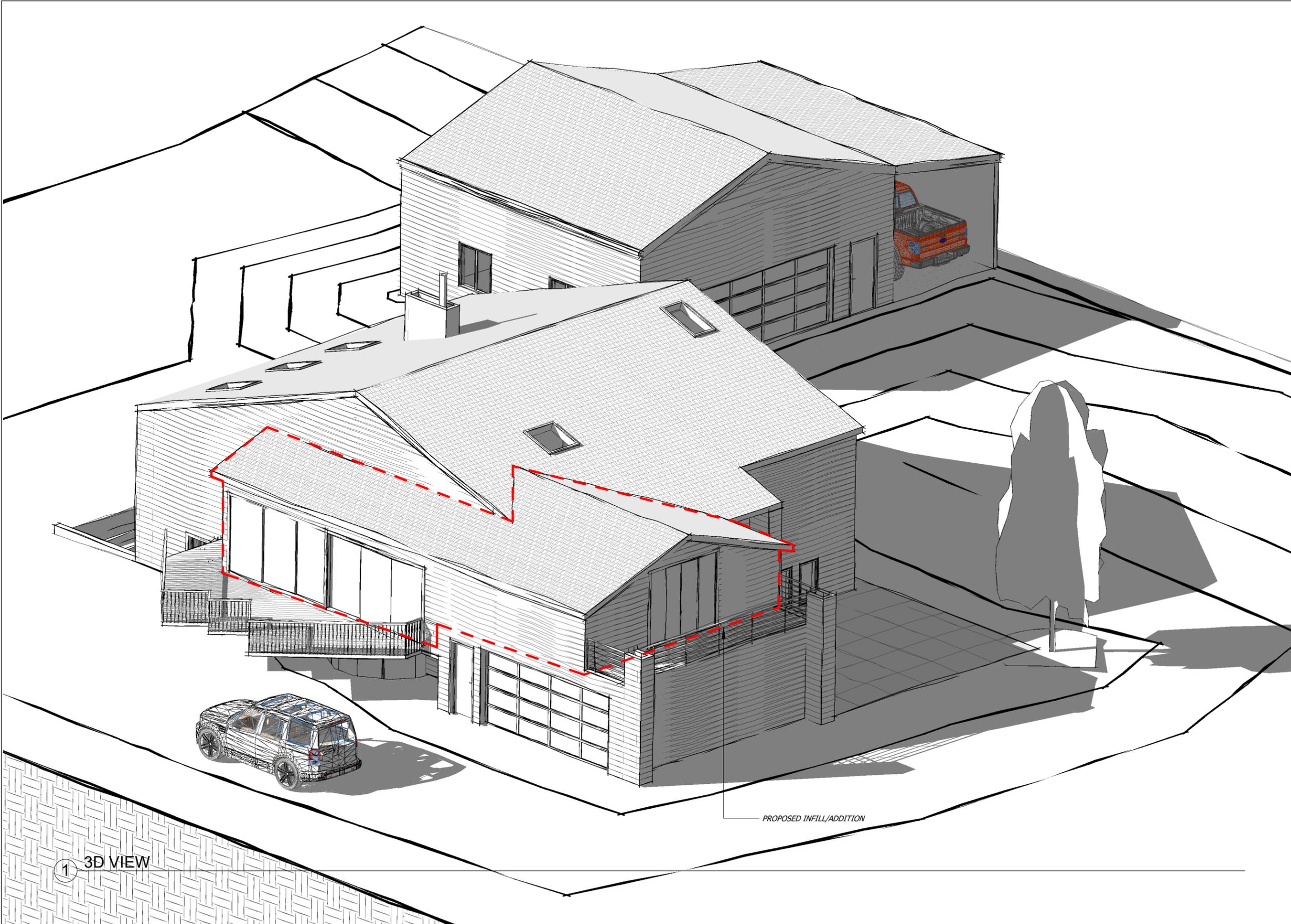
The HVAC install on this plan may vary or change due to the joist bays being full. And return locations and or exchange vents may differ based on the framing and availability.

All electrical plans are based off standard finishing to standard code. Each city has its own requirements that may require of electrical items to their city specific code. If a city requests additional electric or a change from the standard, a change order will be charged to you to comply to city requirements.

A-03

Scale 1" = 10'-0"

2/5/2024 12:49:47 PM



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12084 TWILIGHT
ST, LONGMONT, CO

VIEWS

12084 TWILIGHT AS-BUILT

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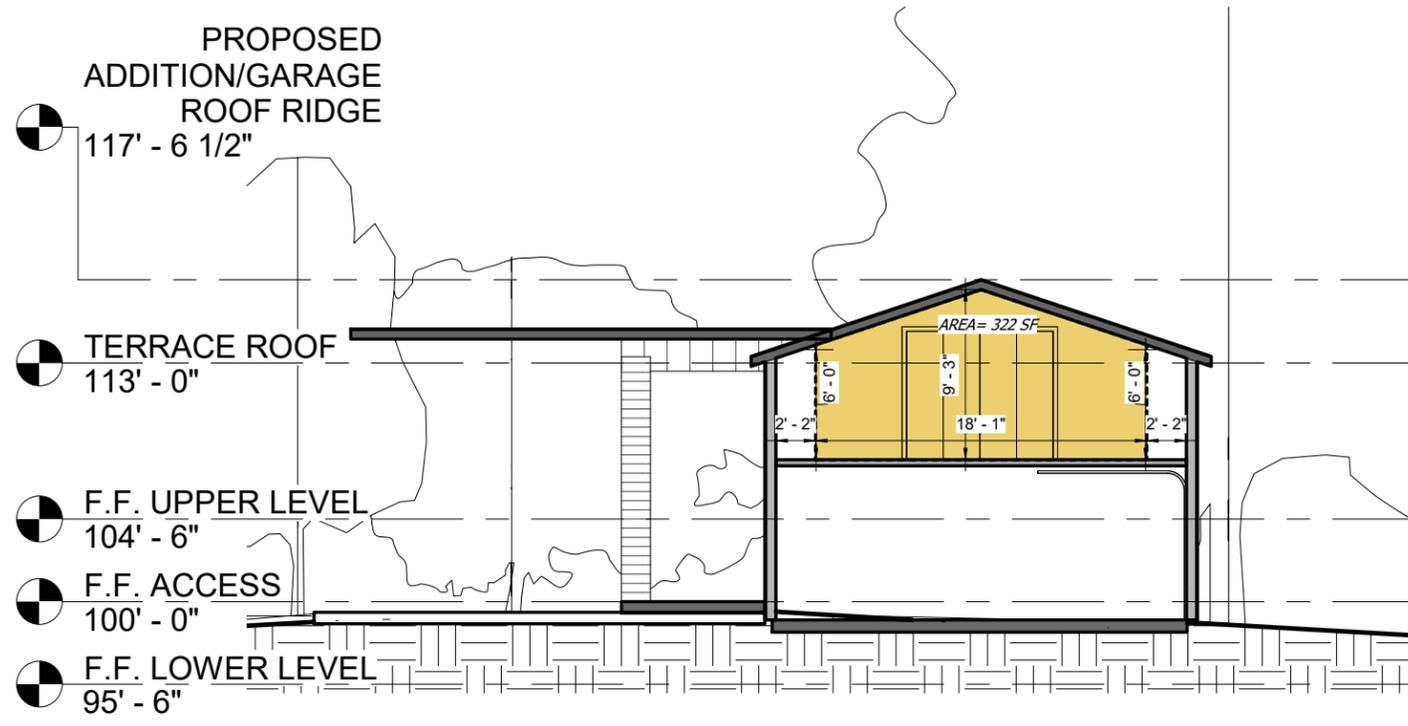
PROPOSED INFILL/ADDITION

1 3D VIEW

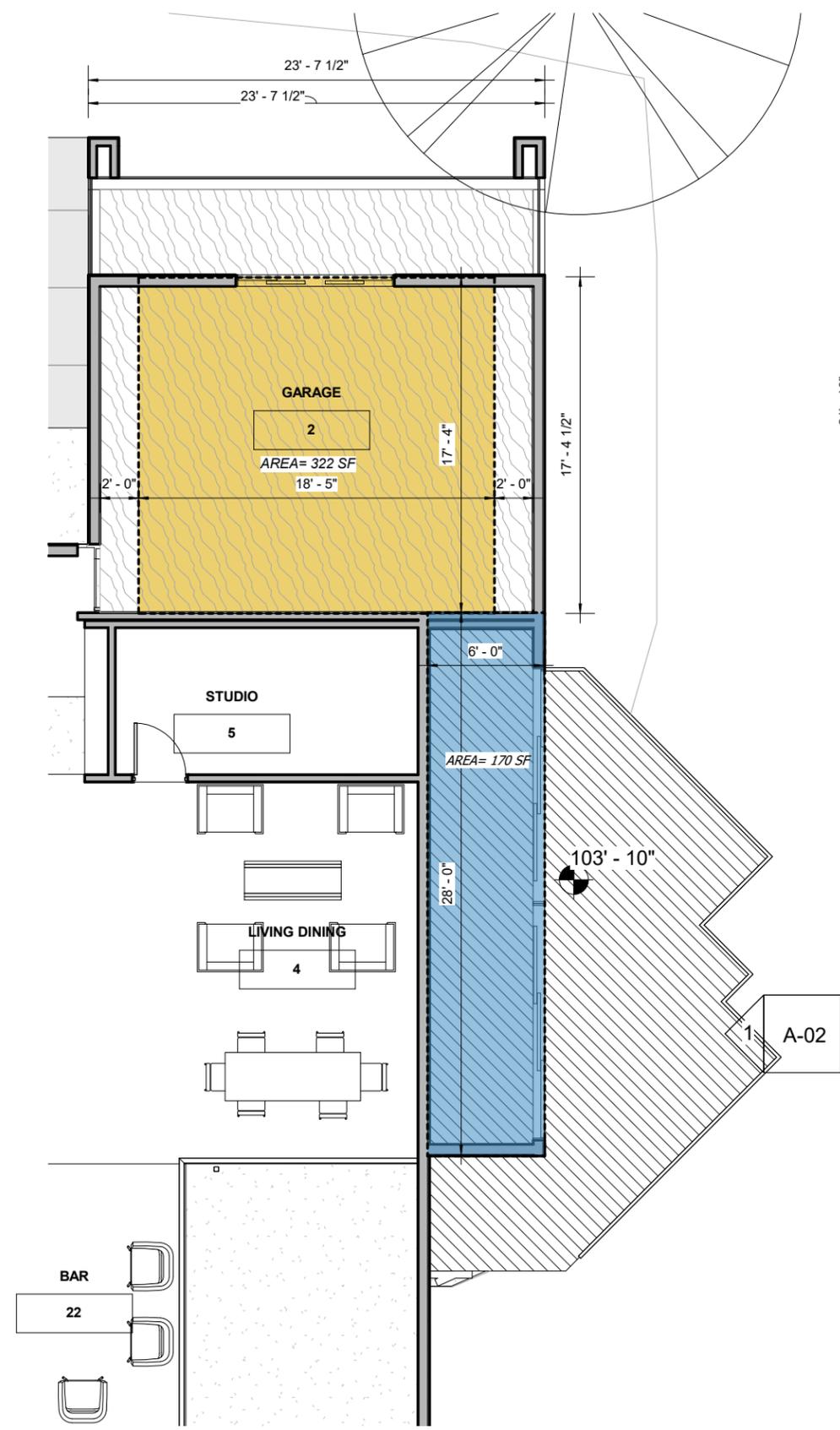
A-04

Scale

2/5/2024 12:49:54 PM



1 Section
1" = 10'-0"



2 F.F. UPPER LEVEL.
1/8" = 1'-0"

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12084 TWILIGHT
ST, LONGMONT, CO

EXTRA INFO

12084 TWILIGHT AS-BUILT

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A-05

Scale As indicated

2/5/2024 12:49:55 PM

Building Safety & Inspection Services Team

MEMO

TO: Amber Knotts, Planner I
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: February 15, 2024

RE: Referral Response, Docket SPR-23-0030: Riley Addition: Site Plan Review to construct a 492-square-foot addition to an existing 4,869-square-foot residence on a 2.94-acre-parcel where the presumptive size maximum is 4,302 square feet.

Location: 12084 Twilight Street

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

1. **Building Permits.** A building permit, plan review and inspections approvals are required for the proposed addition.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

2015 Building Code Adoption & Amendments, at the following URL:
[Amendments to Boulder County Building Code effective June 6, 2022](#)

2. **Automatic Fire Sprinkler System.** According to R313.2.1 of the currently adopted 2015 Boulder County Building Code this addition triggers the requirement for an automatic residential fire sprinkler system to be installed throughout the home. This system shall be designed and installed in accordance with NFPA 13D or IRC Section P2904.

R313.2.1 Additions to existing one- and two-family dwellings. *An automatic residential fire sprinkler system shall be installed throughout existing one- and two-family dwellings with additions when the sum of the total floor area of the addition plus the existing one- and two-family dwelling is increased to 4,800 sq. ft. or greater. The floor area of detached structures having floor areas of 120 square feet or greater that are*

located less than 50 feet from the dwelling shall be included in the floor area calculated for the dwelling.

Exceptions:

1. One-time additions not exceeding 200 square feet in floor area, and
 2. Carport additions which are exempt from the definition of “Residential Floor Area” in Section 18-189D of the Boulder County Land Use Code.
3. **Design Wind and Snow Loads.** The design wind and snow loads for the property are 160 mph (Vult) and 40 psf, respectively.
 4. **BuildSmart.** Please refer to the county’s adoption and amendments to Chapter 11 of the IRC, the county’s “BuildSmart” program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.
 5. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
 6. **Plan Review.** The items listed above are a general summary of some of the county’s building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our [Residential Plan Check List](#) and other Building Safety publications can be found at: [Building Publications, Applications and Forms - Boulder County](#)

If the applicants should have questions or need additional information, we’d be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at building@bouldercounty.org

Wildfire Mitigation Team

MEMO

TO: Amber Knotts, Planner I
FROM: Mitch Lamboeuf, Wildfire Mitigation Specialist
DATE: March 1, 2024
RE: Re-Referral packet for SPR-23-0030: Riley Addition at 12084 Twilight Street

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

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

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

Site Location

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Site Plan Review process. Typically, the greatest risk to an addition igniting in a wildfire is often due to structure-to-structure fire spread—primarily if an addition is within 50 feet of an existing structure. Ideally, all structures should be located as far from property lines as possible to maximize full defensible space—at least 100 feet (especially areas with large openings, overhangs, or cantilevers). However, although not ideal, a minimum of 50 feet between the addition and the property line is needed for defensible space for additions because of the risk of structure-to-structure fire spread.

It is **recommended** to use an increased level of ignition resistant materials on the existing residence to reduce the risk of structure-to-structure fire spread. The addition is at least 50 feet from the property line, so although not ideal, it is not a critical risk, and the risk from the existing residence is greater.

Ignition-Resistant Materials and Construction

Since the proposed development is located within a potentially hazardous area, all exterior building materials (including any proposed decking) must be ignition-resistant construction or better. For additional ignition-resistant construction information, please contact the Building Safety & Inspection Services Team at 303-441-3926. Refer to the Boulder County publication: [Building with Ignition Resistant Materials](#) for specific requirements. All exterior materials must be clearly noted on the building plans and must be reviewed and approved as “ignition resistant” by the Building Safety & Inspection Services Team.

Defensible Space

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

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

Emergency Water Supply

Emergency water supply is currently only required when building a new residence. No emergency water supply will be required for this application.

Emergency Vehicle Clearance

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

Timeline

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

Before scheduling rough framing inspections, the plan's defensible space must be implemented and inspected by the Community Planning & Permitting Department. All trees marked for removal must be cut, and all slash, cuttings, and debris must be removed and/or properly disposed of.

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

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum land use and building code requirements. I can be reached at 303-678-3785 or via e-mail at mlamboeuf@bouldercounty.gov

March 5, 2024

TO: Amber Knotts, Planner I; Community Planning & Permitting, Development Review

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

SUBJECT: Docket # SPR-23-0030: Riley Addition RE-REFERRAL

12084 Twilight Street

Access and Engineering has no comments or concerns for the re-referred docket beyond what was included in the referral dated April 26, 2023 (attached).

April 19, 2023

TO: Staff Planner, Land Use Department
 FROM: Jessica Epstein, Environmental Health Specialist
 SUBJECT: SPR-23-0030: Riley Addition
 OWNER: Riley
 PROPERTY ADDRESS: 12084 Twilight Street

SEC-TOWN-RANGE: 29 -3N -70

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

OWTS:

1. BCPH issued a new permit for the installation of an absorption bed system on 10/2/86. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 4-bedroom house. BCPH approved the installation of the OWTS on 12/16/86.
2. If the home stays at no more than 4 legal bedrooms, no OWTS permit will be needed. If the addition results in more than 4 legal bedrooms in the home, an OWTS permit will be required to upgrade the system.
3. The owner or their agent (e.g., contractor) would need to apply for an OWTS permit, and the OWTS permit would be issued prior to installation and before a building permit could be obtained. The OWTS components would need to be installed, inspected and approved before a Certificate of Occupancy or Final Building Inspection approval could be issued by Community Planning and Permitting (CP&P).
4. Setbacks between all buildings and the OWTS serving this property and OWTS serving neighboring properties, must be in accordance with the Boulder County OWTS Regulations, Table 7-1.

Avoid Damage to OWTS:

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

This concludes comments from the Public Health – Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: www.SepticSmart.org. If you have additional questions about OWTS, please do not hesitate to email HealthOWS@bouldercounty.org.

Cc: OWTS file, owner, Land Use Department

TO: Amber Knotts, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: April 27, 2023
SUBJECT: Docket SPR-23-0030, Riley, 12084 Twilight Street

Staff has reviewed the submitted materials, and has no natural resource concerns with the proposal. Although the parcel carries several important natural resource designations in the Comprehensive Plan, none of the resources would be significantly impacted by the proposed additions. These include a View Protection Corridor, High Biodiversity Area, Natural Area, Environmental Conservation Area, and Critical Wildlife Habitat. The footprint of the house would not change, and the lot is within an existing built-out subdivision. Standard revegetation should be required, if necessary, for construction staging areas.

From: [Bob Ward](#)
To: [LU Land Use Planner](#)
Cc: [Erin Stadler](#); [Jesse Riley](#)
Subject: [EXTERNAL] Support for my neighbors" SPR-23-0030 application
Date: Friday, April 12, 2024 4:33:32 PM

RE: SPR-23-0030 - the Riley/Stadler Addition on Twilight Street

Hello Planning Team:

Thank you for keeping the homeowners of Twilight Street apprised of the progress of Jesse and Erin's permit application.

I will not be able to attend the April 30 hearing, but would like to express my support for their application. Mine is one of the closer lots to theirs and I have no concerns about the project.

I have had a chance to look at the proposed design for the addition. It looks nice and will fit in well with the neighborhood - to the extent that it will have any impact at all.

I can't think of any negative consequence that this proposed addition could have. Since their house is on the eastern edge of our neighborhood, the only possible effect on sightlines would be to block a view of the Cemex cement plant, but I would have to go out of my way to look for this effect.

I feel that the Stadler\Riley family's quality of life will benefit from this addition and it will enhance the property value with no negative impact on the neighborhood, or neighbors. Lots of potential upside with no downside. Please approve their application.

Thank you,
Robert Ward
12081 Twilight Street
303 818 5412
123bobward@gmail.com

From: [Lucian Föhr](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] SPR-23-0030 - In Support of
Date: Monday, April 15, 2024 5:22:05 PM

As a resident on Twilight St, I appreciate being kept up to date of applications that can impact us.

That said, I would like to express my support for their application of adding an office above their existing garage. As owner of the Berger & Föhr design firm on the north side of Boulder, and resident in "the pyramid house", I have an eye for design and I feel it's a fitting addition with no negative impact on the neighborhood.

That, paired with their mindfulness of the land they are on, I see no reason to reject their proposal and support this. They continue to enhance the value of our neighborhood and look forward to seeing what they do next.

Please consider this my full support in the approval for their application.

Lucian Föhr
11982 Twilight Street

Berger & Föhr
B: (303) 588-1712
F: (720) 323-7171

Design / Art
@bergerfohr

1501 Lee Hill Dr
Unit 16
Boulder, CO 80304

From: [Morgan Johnston](#)
To: [Erin Stadler](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] SPR-23-0030
Date: Wednesday, April 17, 2024 9:40:11 AM

Dear Planners,

I have been a homeowner at Whittington Estates since 2018 and am writing in regards to Erin and Jesse's proposal to put an office above their garage.

I am in direct line of sight of any changes or modifications they do on their property. I've reviewed their proposal and do not feel that it has any negative impacts on my view and it seems both minimal and tasteful as to have no negative impact on the view or to the neighborhood.

My husband, Forrest Walterson, and I appreciate the thoughtful way they have considered how their remodel might impact our community. We fully support their [full](#) proposal.

Further, as many of us consider home improvements, including additions, we believe that it is a full reflection of the character of the neighborhood.

Thank you for your consideration,

Morgan Johnston
12050 Twilight Street
202-701-6225

From: [Nick DiDomenico](#)
To: [LU Land Use Planner](#); [Erin Stadler](#)
Subject: [EXTERNAL] SPR-23-0030
Date: Wednesday, April 17, 2024 11:31:29 AM

Dear Planners,

I've known Erin and Jesse since they moved in and appreciate the consideration and care in which they've put towards changes on their property. I think their requests are totally reasonable and I support the remodel. I don't have any issues or contentions with it.

They also have shown a commitment to renewing their land and improving not only our views but the views of the neighborhood. They have been a great addition to our neighborhood and we have enjoyed seeing their family grow. I hope you will support their proposal.



Nick DiDomenico Jr

[Regenerating Landscapes to Improve Life on Earth](#)

Co-Founder, Director of Land Stewardship

nick@DAR.eco

303.880.2765