



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856  
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## BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

**June 11, 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 RECOMMENDATION

**STAFF PLANNER:** Amber Knotts

#### **Docket LU-24-0005: City of Boulder Wood Chip Berm**

**Request:** Limited Impact Special Use to permit grading in excess of 500 cubic yards to construct a 1,469 cubic yard wood chip berm for management of the prairie dog population that would mitigate their expansion from unirrigated agricultural land to adjacent irrigated agricultural land on an approximately 174-acre parcel that is owned and leased by the City of Boulder

**Location:** 9002 Valmont Road, located approximately 0.6 miles west of the intersection of North 95th Street and Valmont Road, in Section 20, Township 1N, Range 69W with the project area beginning 0.3 miles southwest of the Teller Farm North Trailhead

**Zoning:** Agricultural (A)

**Applicant:** Nuria Rivera-Vandermyde (City of Boulder)

**Agent:** Lauren Kolb (City of Boulder)

**Property Owners:** City of Boulder

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### SUMMARY

The applicant requests Limited Impact Special Use review for earthwork and grading in excess of 500 cubic yards to create a wood chip berm and hedgerow intended to mitigate the spread of a prairie dog colony from unirrigated agricultural lands to irrigated agricultural lands on the Teller property owned and leased by the City of Boulder and adjacent to the Teller Farm North Trailhead, also located on the

subject parcel. Limited Impact Special Use Review is required because the proposed non-foundational earthwork exceeds 500 cubic yards, and this earthwork is analyzed pursuant to the Special Use Standards outlined in Boulder County Land Use Code (Code) Art. 4-601.

With the recommended conditions, staff finds the proposal can meet the Limited Impact Special Review Criteria in Article 4-601 of the Boulder County Land Use Code (the Code) and recommends conditional approval of docket **LU-24-0005: City of Boulder Wood Chip Berm.**

**DISCUSSION**

The proposal is located on an approximately 174-acre parcel. The proposed project area for the wood chip berm would begin 0.3 miles southwest from the Teller Farm North Trailhead.

Figure 1, below, shows the general vicinity of the project area, which is located north of the City of Lafayette and City of Louisville and west of the Town of Erie.

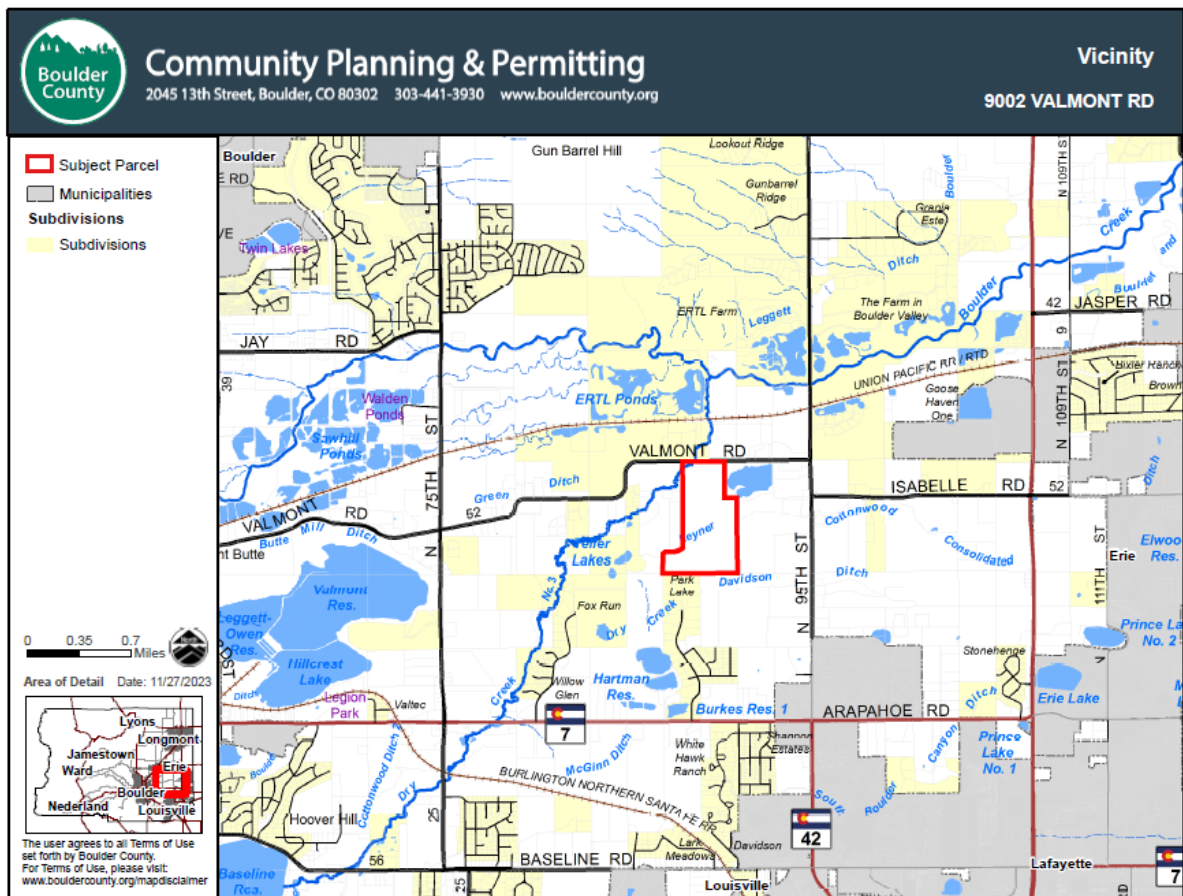


Figure 1. Vicinity Map

The applicant has proposed a multi-method approach to prairie dog mitigation. The proposed mitigation methods are a wood chip berm, hedgerow, chicken wire fencing and metal barrier fence to be implemented in two phases. Figure 2, below, shows the site plan and proposed project area. There is an existing fence that runs north to south along the west property line to remain, where chicken wire is proposed to be attached to the existing fence. Along the west fence line, a hedgerow spanning 650 feet will consist of 3 rows of shrubs and trees, proposed to be planted in 3-foot to 5-foot intervals. The vegetation will consist of native plant species as shown on the planting schedule dated March 2024. Application materials estimate the full installation of the hedgerow from phase 1 and phase 2 will be 2,225 feet in length and will contain 1,335 shrubs and trees, with native grasses seeded as well. Phase 1 (Section B) of the hedgerow will be 650 feet in length and phase 2 (Section C and

Section D) of the hedgerow will be 1,575 feet in length as shown on the site plan dated March 2024. Phase 2 will be implemented only after proof of concept for phase 1. The wood chip berm, also referred to in the application materials as a ‘Windrow’ will be 5 feet in height in front of the hedgerow with a snow fence dividing the two and will also run north to south along a northern section of the west property line, for approximately 650 feet. For the entire length of the wood chip berm, it is estimated that 1,469 cubic yards of wood chip material will be required and will need to be trucked in. The height of the wood chip berm is anticipated to mellow over time as the wood chips decompose. The progression of decomposition of the wood chip berm is demonstrated on design details (Sheet L2) dated, June 2024. Both the wood chip berm and hedgerow provide a visual barrier to prairie dog movement, as well as a windbreak, to help reduce soil erosion from the colony. A metal barrier fence is also proposed to be constructed along the southern edge of the prairie dog colony that will be 1,070 feet in length. The southern edge of the prairie dog colony is located roughly 1,370 feet from the north property line. As of 2023, the prairie dog colony occupied 29 acres of the subject parcel, (Teller property). Figure 3 below shows the habitat area of the prairie dog colony as of 2023 on the subject parcel (Teller property) in relation to identified irrigated agricultural lands. Only the grading from the imported organic material (wood chips) is being reviewed under the Limited Impact Special Use Review criteria for this proposal, because fencing 6 feet or under in height is permissible in all zoning districts without a prior planning review approval or acquisition of a building permit, per Article 17-300.A.1.b. of the Code. Additionally, the planting of vegetation is also permissible without a planning review approval.

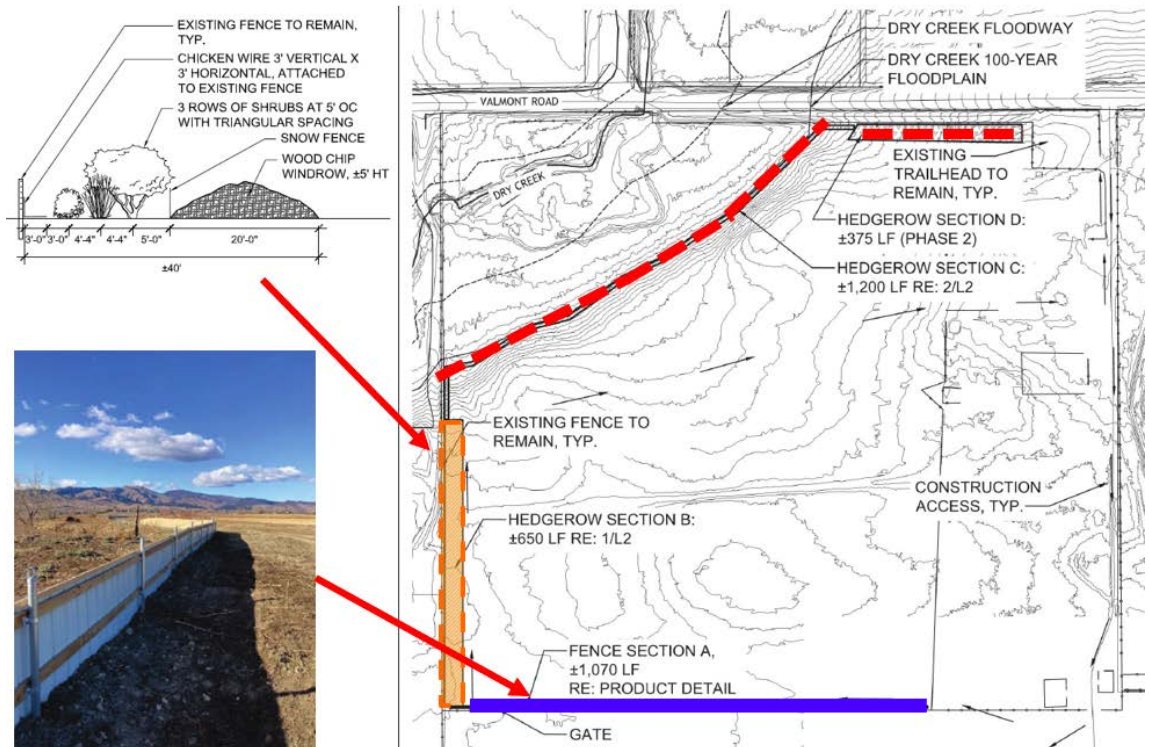
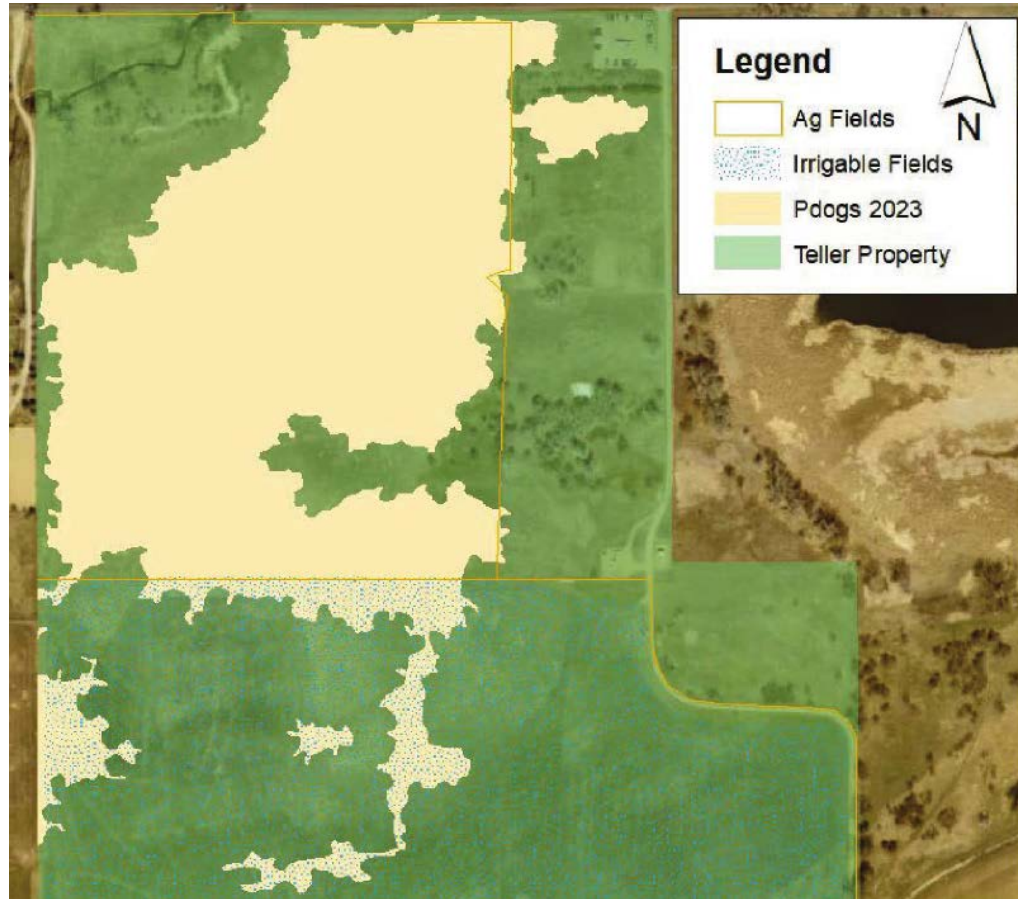


Figure 2. Proposed Project Area: The orange hatched rectangle is the proposed location for the windrow and hedgerow and the purple rectangle is the proposed location for the metal barrier fence. The red hatched line indicates the proposed location for phase 2 of the hedgerows which will be planted after proof of concept of phase 1.



*Figure 3. Teller Property: Prairie Dog habitat area as of 2023 shown in yellow in relation to irrigatable agricultural fields shown with blue dots.*

As shown in Figure 4 and Figure 5 below, the Boulder County Comprehensive Plan (the Comprehensive Plan) identifies a wide variety of resources on the subject parcel:

- Wetlands;
- Riparian Areas;
- Preble’s Meadow Jumping Mouse Habitat – potential restoration, contiguous;
- Rare Plant Areas;
- Agricultural Lands of Statewide Importance; and
- Agricultural Lands of National Importance.

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



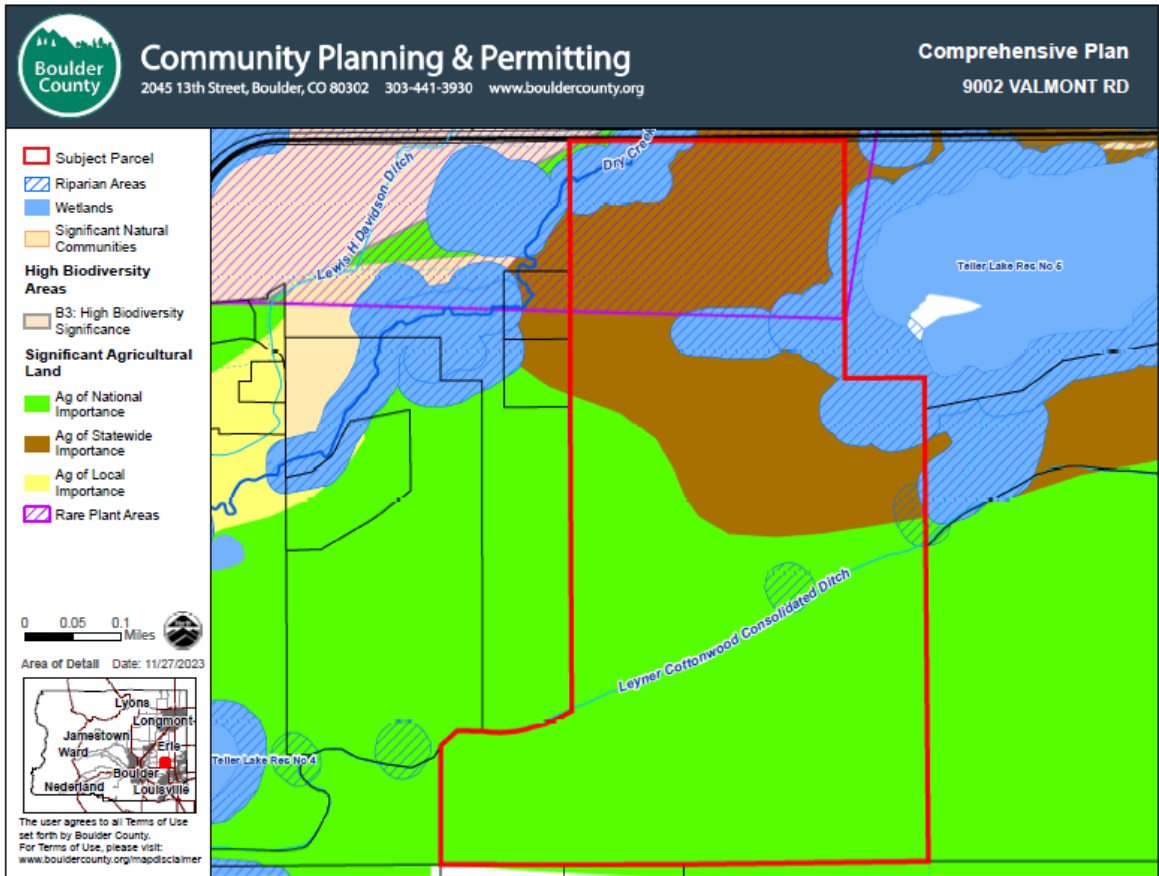


Figure 4: Comprehensive Plan Map

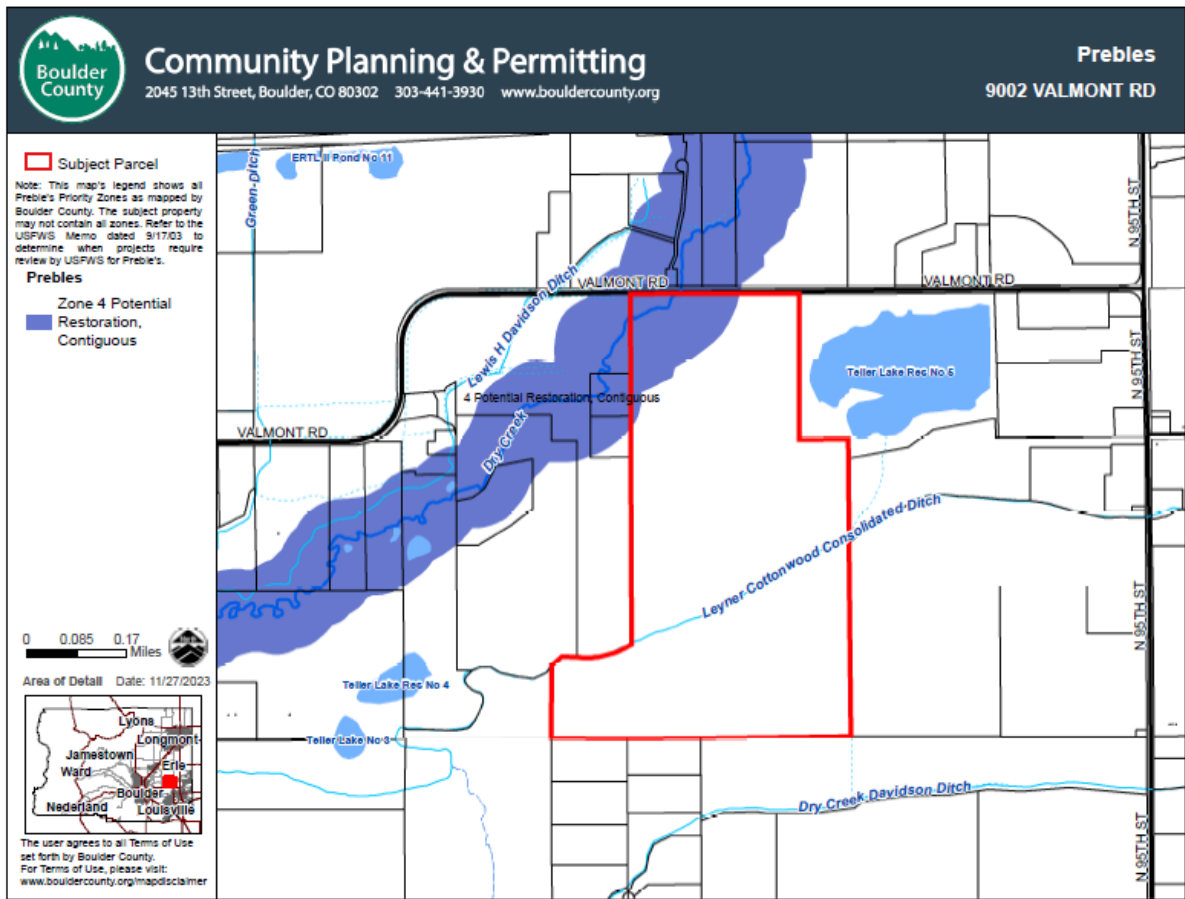


Figure 5: Preble's Meadow Jumping Mouse – Zone 4 Potential Restoration, Contiguous Habitat Area

As detailed in the criteria review below, staff finds that the proposed non-foundational grading can meet the Special Review Criteria in Article 4-601 of the Code, with the recommended conditions of approval.

**REFERRALS**

This application was referred to the typical agencies, departments, and adjacent property owners. All responses received are attached and summarized below.

**Boulder County Development Review Team – Access & Engineering:** This team reviewed the proposal and responded that the subject parcel has legal access via adjacency to Valmont Road. They also noted proposed plans (Sheet L1 & L2 dated March 2024), show construction details for Section B and Section D, but installation details and materials for Fence Section A and Hedgerow Section D are not shown. Additionally, plans submitted must demonstrate they will not impact historic drainage patterns.

**Boulder County Parks & Open Space – Natural Resource Planner:** The Natural Resource Planner reviewed the application materials and noted the variety of natural resources in the area, but expressed a lack of concern about impacts to these resources and the benefit planted shrubs and trees would have in providing long-term wildlife habitat. If the experimental method for mitigating the expansion of the prairie dog population is proven effective, it could be utilized as a method for mitigation at other locations and will better protect the active agricultural lands in the long-term. A Revegetation Plan that includes native grass species is recommended as a condition of approval, and

it is strongly recommended that all Russian Olive trees be removed, and methods implemented to prevent resprouting.

**Boulder County Floodplain Management Program:** The Floodplain Program Planner reviewed the proposal and noted that the project area is outside of a portion of the Floodplain Overlay District and therefore a Floodplain Development Permit (FDP) is not required. Their referral response also indicated that portions of the subject parcel are located in the Dry Creek Floodway. Any future development within the Floodway would trigger additional hydraulic analysis in support of an FDP.

**Colorado Parks & Wildlife:** Dry Creek and Teller Lake are mapped as High Priority Habitat. Colorado Parks & Wildlife (CPW) recommends a setback of 500 feet from the Ordinary High Water Mark (OHWM). The OHWM is a regulatory boundary and is defined as: *The line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.* The proposal appears to adhere to this recommended setback.

**US Fish & Wildlife Service:** U.S. Fish & Wildlife Service (USFWS) has no conflicts with the proposal and potential impacts to the Preble's Jumping Mouse, a species listed as Threatened under the Endangered Species Act. Because there is no federal nexus, a Biological Opinion will not be required for this proposal.

**Xcel Energy:** The Xcel referral response indicated that there are no apparent conflicts, but as a safety precaution, the Public Service Company (PSCo) would like the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

**LUMEN:** Lumen has facilities within the proposed development area but has determined the facilities are not in conflict with the proposed plans and no relocations are necessary. Due to the proximity of the proposal to Lumen owned facilities, a Lumen representative will need to be on-site when construction begins.

**Adjacent Property Owners:** Notices were sent to all property owners within a 1,500-foot radius of the subject parcel. Staff received responses from one member of the public who wanted a better understanding of the proposal, how the proposal will potentially impact their property and questions regarding the implantation and effectiveness of the proposed design.

**Agencies that responded with no conflict:** Boulder County Building Safety & Inspection Services, Boulder County Public Health, Boulder County Conservation Easement Team, Mountain View Fire Protection District, City of Lafayette Planning & Building Department, Town of Erie Planning, Extraction Oil & Gas (Civitas Resources), Left Hand Water District

**Agencies that did not submit a response:** Boulder County Long Range Planning, Boulder County Code Compliance Team, Boulder County Assessor's Office, Boulder County Storm Water Quality, Nature Conservancy of Colorado, Leynor Cottonwood Ditch Company, City of Boulder Planning & Development Services, City of Boulder Open Space & Mountain Parks (OSMP), City of Louisville Planning Department, Boulder Valley & Longmont Conservation Districts, CO Oil & Gas Conservation Commission (COGCC), US Army Corps of Engineers

## LIMITED IMPACT SPECIAL REVIEW CRITERIA

The Community Planning & Permitting staff has reviewed the proposal for 1,469 cubic yards of non-foundational grading pursuant to the Limited Impact Special Use Review criteria per Section 4-601.A of the Code, and finds the following:

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

The proposed methods for prairie dog mitigation include a wood chip berm, hedgerows and a metal fence barrier. The importation of 1,469 cubic yards of wood chip material for the berm is considered non-foundational grading. The subject parcel is located in the Agricultural (A) zoning district and the project is being reviewed under the Limited Impact Special Use Review criteria because of the proposed non-foundational earthwork and grading in excess of 500 cubic yards, which is permitted in the Agricultural zoning district with Limited Impact approval.

Therefore, staff find this criterion can be met.

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

For the purposes of this Limited Impact Special Use Review, staff considered the surrounding neighborhood to be the properties within 1,500 feet of the subject parcel. The subject parcel is owned by the City of Boulder which leases the land to local ranchers and is located within unincorporated Boulder County. The property is considered open space that includes the Teller Farm North Trailhead that provides access to the East Boulder Trail; the open space is managed by the City of Boulder Open Space and Mountain Parks (OSMP) Department. The Teller Farm North open space is characterized by open prairie grass areas, wetlands, riparian areas, rare plant areas and a growing prairie dog colony, whose habitat area is expanding. Staff find that the proposed non-foundational grading for the wood chip berm and implementation of the hedgerow will be compatible with the surrounding area. The subject parcel is adjacent to other City of Boulder owned OSMP properties as well as Non-Urban Planned Unit Developments (NUPUD) that are encumbered by a Boulder County Conservation Easement. The subject parcel and surrounding areas are designated in the Comprehensive Plan as having Significant Agricultural Land of National and Statewide importance. The mitigation of the prairie dog colony from expanding into irrigated agricultural land from unirrigated land, if effective, will help to preserve these Significant Agricultural Lands and provide additional protection to adjacent parcels that also have this designation.

Staff do not anticipate the proposed project will result in any impacts which would be out of character with the defined neighborhood. While the proposal does involve significant amounts of imported organic material (wood chips), it is unlikely that this grading will



change the existing character of the area. Further the addition of a hedgerow will provide additional visual barriers not only for the prairie dogs, but to adjacent property owners and public lands.

Therefore, staff finds this criterion is met.

(3) ***Will be in accordance with the Boulder County Comprehensive Plan;***

The Boulder County Comprehensive Plan identifies many resources of note in the project area, including Riparian Areas, Wetlands, Rare Plant Areas, Agricultural Lands of Statewide and National Importance and Preble's Meadow Jumping Mouse, a species listed as Threatened under the Endangered Species Act. The subject parcel is not currently occupied by Preble's Jumping Mouse; however, habitat connectivity could be restored by planting native vegetation, that could potentially allow for the occupation of the Preble's Jumping Mouse in the future. The Comprehensive Plan also identifies a View Protection Score of 2.06 along Valmont Road. The referral response from the Parks & Open Space Natural Resource Planner indicated a lack of concern regarding the impacts of the wood chip berm on these areas, and staff also do not have concerns.

The Comprehensive Plan also includes several goals, policies, and objectives that the proposed wood chip berm would support by preserving productive agricultural lands designated as being of Statewide and National Importance. Policy AG 1.01 emphasizes the preservation of Agricultural Land and AG 1.07 emphasizes the continued "active participation in state, federal, and local programs directed toward the identification and preservation of agricultural land." Staff find the City of Boulder's mitigation plan to prevent the expansion of the prairie dog colony onto irrigatable and productive agricultural lands supportive of these goals and policies.

Therefore, staff finds this criterion can be met.

(4) ***Will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or arrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management.***

Staff anticipate the proposed work will not result in an over-intensive use of land or an excessive depletion of natural resources. The scale of the proposed grading is necessary to create a visual barrier for the prairie dogs to prevent the expansion of their colony. City of Boulder OSMP will truck the wood chips in as resources become available. The wood chips will consist of organic materials sourced from year-round city tree maintenance and forestry thinning operations that take place on OSMP owned properties and U.S. Forest Service land. This will allow for the re-utilization of a material that is typically considered waste material. The hedgerow consisting of native shrubs and grasses, proposed to be planted behind the berm will improve soil health by reducing wind and water erosion. Additionally, the hedgerow will provide needed habitat and forage areas for terrestrial mammals, birds, and insects. The wood chip berm and hedgerow are being proposed as an alternative to the metal

barrier fence that will be constructed along the southern portion of colony in order to minimize impacts to wildlife found along the adjacent Dry Creek.

Although the project submittal documents included detailed plans for the planting schedule for the hedgerow and locations of the proposed wood chip berm and fencing, installation details and materials of Fence Section A and Hedgerow Section D on the site plan dated March 2024 are not included. Staff recommend a condition of approval requiring that the applicant submit design details for Section A and Section D that demonstrate proposed materials and method of installation for Community Planning & Permitting approval with the submittal of any grading permits. In addition to the submitted Revegetation Plan for the hedgerow planting schedule, the Revegetation Plan should also include mapped delineation of all disturbance areas (this includes construction staging areas, and access), and locations of silt fence or erosion control logs down slope of disturbed areas.

The Natural Resource Planner's referral response expressed concern that the wood chip berm has the potential to be significantly impacted by the wind during a high wind event and the carbon boost from the wood chip materials may result in Canada thistle being established. To mitigate this concern, staff recommend continued monitoring of the subject parcel for any establishment of noxious weeds found on the Boulder County's [Noxious Weed Management Plan](#). Staff also strongly recommend that all Russian-olive trees, a state-listed noxious weed, likely to be found along Dry Creek or the trail, be cut down and their stumps immediately treated with a systemic herbicide to prevent re-sprouting.

Based on the application materials submitted by the applicant and the recommended conditions of approval, staff finds that the proposed work will not result in an over-intensive use of land or an excessive depletion of natural resources.

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

**(5) *Will not have a material adverse effect on community capital improvement programs;***

There is no indication the proposal will have an adverse effect on community capital improvement programs, and no referral agency has responded with such a concern.

Therefore, staff finds this criterion is met.

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

Staff does not anticipate the proposal will have an adverse effect on community facilities and services, and no agencies submitted a response voicing any concerns about community facilities or services.

Therefore, staff finds this criterion is met.

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

Legal access to the open space is demonstrated via adjacency to Valmont Road, a paved county owned and maintained right-of-way (ROW) with a functional classification of Minor Arterial. Staff do not anticipate any changes or long-term negative impacts to the existing transportation system from the proposal.

Therefore, staff find this criterion is met.

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

Staff do not have any concerns that use of the wood chip berm for the purpose of prairie dog mitigation will result in the creation of significant air, odor, water, or noise pollution, and no referral agency responded with such a concern.

Therefore, staff finds this criterion can be met.

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

The Comprehensive Plan identifies a View Protection Score of 2.06 along Valmont Road in the area of the proposed wood chip berm, but staff find that the proposed wood chip berm will not result in any undue visual impacts to the surrounding area. The implementation of the hedgerow behind the wood chip berm will help the wood chip berm blend in with the surrounding environment.

Revegetation of the area as required under Criterion 4 and as proposed as a method of mitigation for the prairie dog colony will ensure there are no long-term undue visual impacts, and staff do not have concerns that the wood chip berm will change the existing visual character of the area.

Therefore, as conditioned in Criterion 4 above, staff finds this criterion can be met.

**(10) *Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County;***

Staff do not anticipate that the proposed wood chip berm or hedgerow will be detrimental to the health, safety, or welfare of present or future inhabitants of Boulder County. No departments or agencies have responded with any comments or concerns related to this criterion.

Therefore, staff finds this criterion is met.

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

The proposed wood chip berm will minimize consumption and inefficient use of land by repurposing wood materials from other City of Boulder owned parcels to be utilized as wood chips for the berm, while also preserving important irrigatable agricultural lands by minimizing the expansion of the prairie dog colony. Additionally, the proposal will restore natural habitat areas within the open space.

Therefore, staff finds this criterion is met.

**(12) *Will not result in unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards. Development or activity associated with the use must avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides,***

*mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors; all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Special Review or Limited Impact Special Review process using the best available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies.*

There are no identified geological hazards within or adjacent to the project area. As such, staff do not anticipate any unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards as a result of this proposal.

Therefore, staff find that this criterion is met.

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

Staff do not anticipate that the proposed construction of the wood chip berm will change the overall pattern of drainage. However, the Development Review Team – Access & Engineering referral response include comments that contours shown on Sheet L1 of the Site Plan dated March 2024 appear to demonstrate drainage towards Dry Creek in a north and west direction. Staff recommend a condition of approval requiring that plans submitted for permitting demonstrate that the proposed wood chip berm will not alter the historic drainage patterns on the site.

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

## **RECOMMENDATION**

Staff has determined that the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Limited Impact Special Use Review. Therefore, staff recommends that the Board of County Commissioners ***conditionally approve docket LU-24-0005: City of Boulder Wood Chip Berm*** with the following conditions:

1. The proposed wood chip berm must meet the requirements of the Boulder County Building Safety and Inspection Services Team and adopted County Building Codes, including but not limited to, grading permits, observation reports, and plan review, if applicable.
2. The location of the wood chip berm is approved as proposed in the application materials dated March 2024.
3. ***At the time of Grading Permit application submittal***, submit to the Community Planning & Permitting Department for review and approval design details for Section A and Section D of the site plan dated March 2024, that demonstrate proposed materials and method of installation.



4. ***At the time of Grading Permit application submittal***, a revised site plan demonstrating that the proposed wood chip berm will not alter the historic drainage patterns on the site and to adjacent properties is required.
5. ***Prior to issuance of Grading Permit***, an amended Revegetation and Erosion Control Plan must be submitted for review and approval by Community Planning & Permitting staff. This plan must include native grass species to be used, an explanation of how topsoils will be stockpiled, mapped delineation of all disturbance areas (this includes construction staging areas), locations of erosion control measures around disturbed areas, and matting requirements, if necessary. Silt fencing or other appropriate erosion control must be installed downslope of all areas of disturbance.
  - a. ***Prior to any grading or site disturbance***, the silt barrier location and materials must be installed as required per the approved plans.
6. ***During construction***, all vehicles, materials, machinery and dumpsters must be staged in designated approved areas that are outside of the road travel way which do not conflict with the project work. Construction staging plans must be shown on the site plans for permit approval.
7. ***During and after construction***, the subject parcel should be monitored for noxious weeds for the duration the wood chip berm is in place and appropriate weed control methods should be utilized for any noxious weeds found on the subject parcel.
8. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket **LU-24-0005: City of Boulder Wood Chip Berm.**



**Boulder County Land Use Department**

Courthouse Annex Building  
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302  
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 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.  
 Tuesday 10 a.m. to 4:30 p.m.

<i>Shaded Areas for Staff Use Only</i>
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"/> <b>Limited Impact Special Use</b> <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) 9002 Valmont Road							
Subdivision Name							
Lot(s)	Block(s)	Section(s) 20	Township(s) 1B	Range(s) 69			
Area in Acres 175	Existing Zoning Agricultural	Existing Use of Property Agriculture		Number of Proposed Lots			
Proposed Water Supply			Proposed Sewage Disposal Method				

**Applicants:**

Applicant/Property Owner Nuria Rivera-Vandermyde on behalf of City of Boulder		Email <a href="mailto:riveravandermyden@bouldercolorado.gov">riveravandermyden@bouldercolorado.gov</a>			
Mailing Address 1777 Broadway					
City Boulder	State CO	Zip Code 80301	Phone 303-441-4296		
Applicant/Property Owner/Agent/Consultant Lauren Kolb on behalf of City of Boulder		Email <a href="mailto:kolbl@bouldercolorado.gov">kolbl@bouldercolorado.gov</a>			
Mailing Address 2520 55th ST					
City Boulder	State CO	Zip Code 80301	Phone (303)652-7699		
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 Nuria Rivera-Vandermyde on behalf of City of Boulder	Date 03/25/2024
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

Vicinity

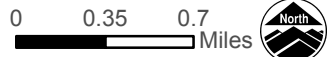
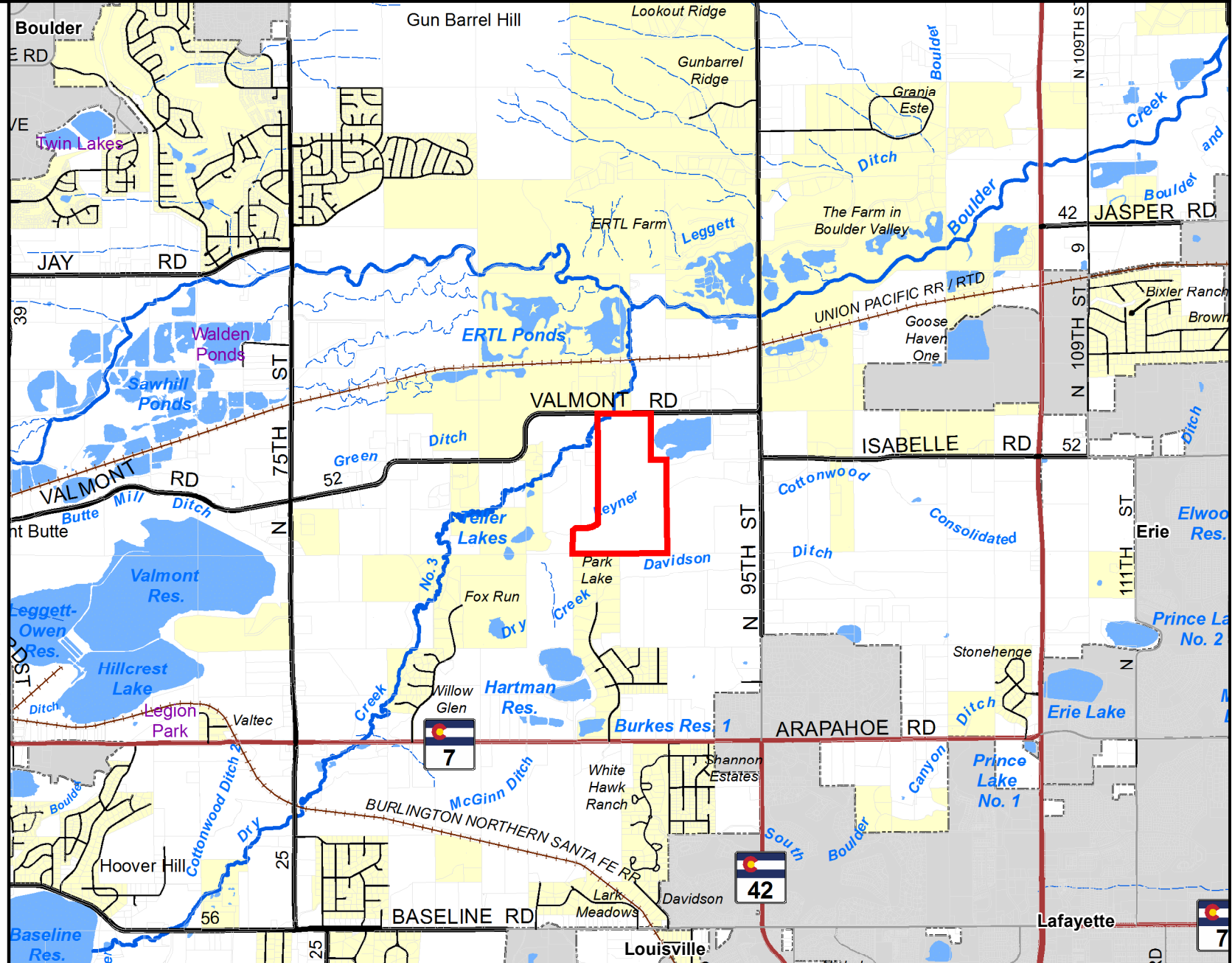
9002 VALMONT RD

Subject Parcel

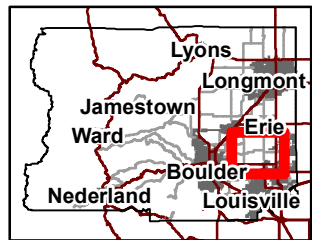
Municipalities

### Subdivisions

Subdivisions



Area of Detail Date: 11/27/2023



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# Community Planning & Permitting

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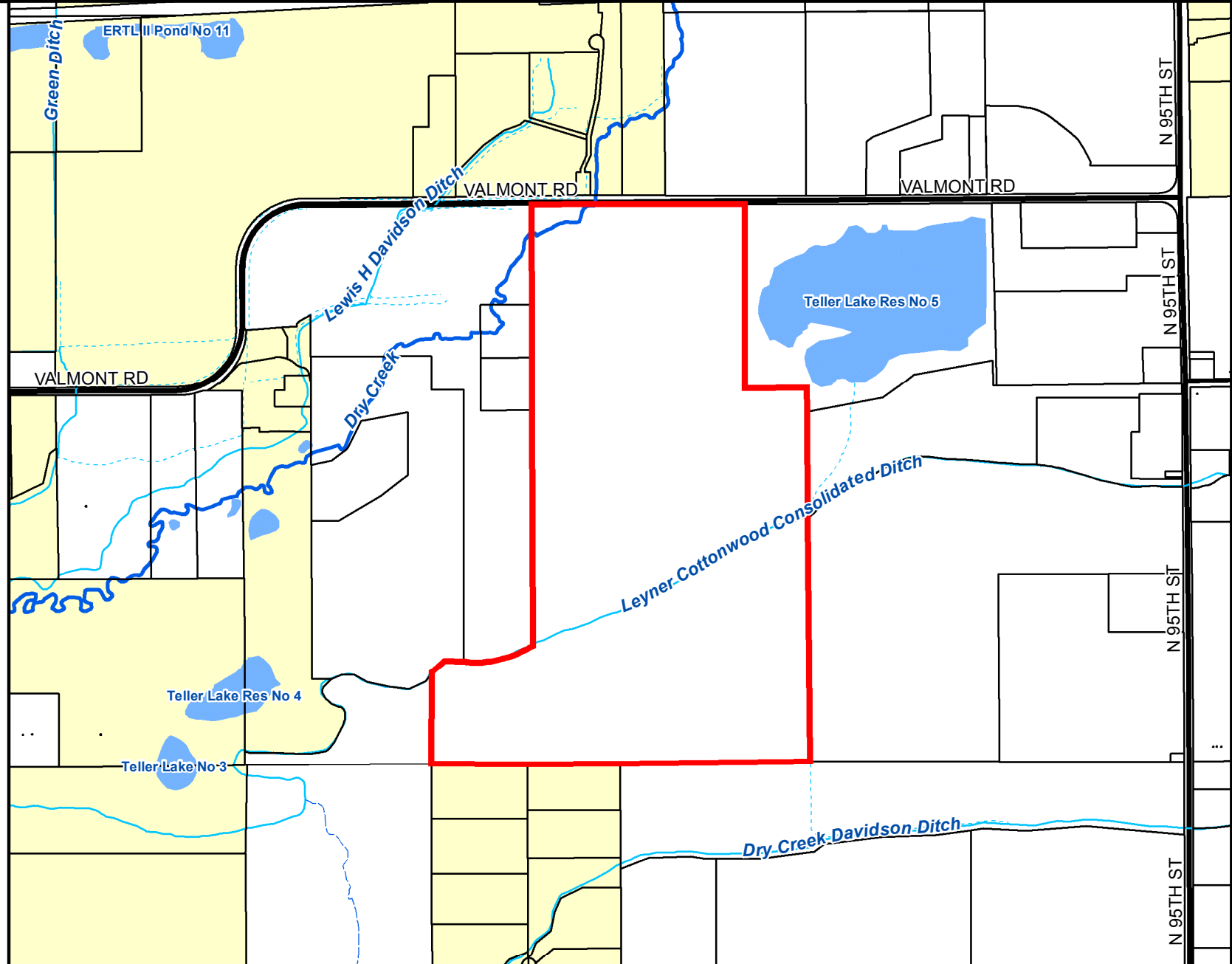
Location

9002 VALMONT RD

Subject Parcel

**Subdivisions**

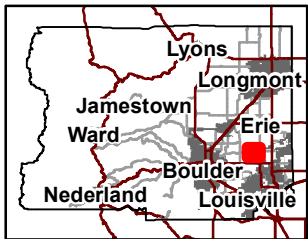
Subdivisions



0 0.085 0.17 Miles



Area of Detail Date: 11/27/2023



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Aerial

9002 VALMONT RD

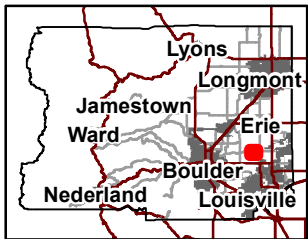
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 11/27/2023



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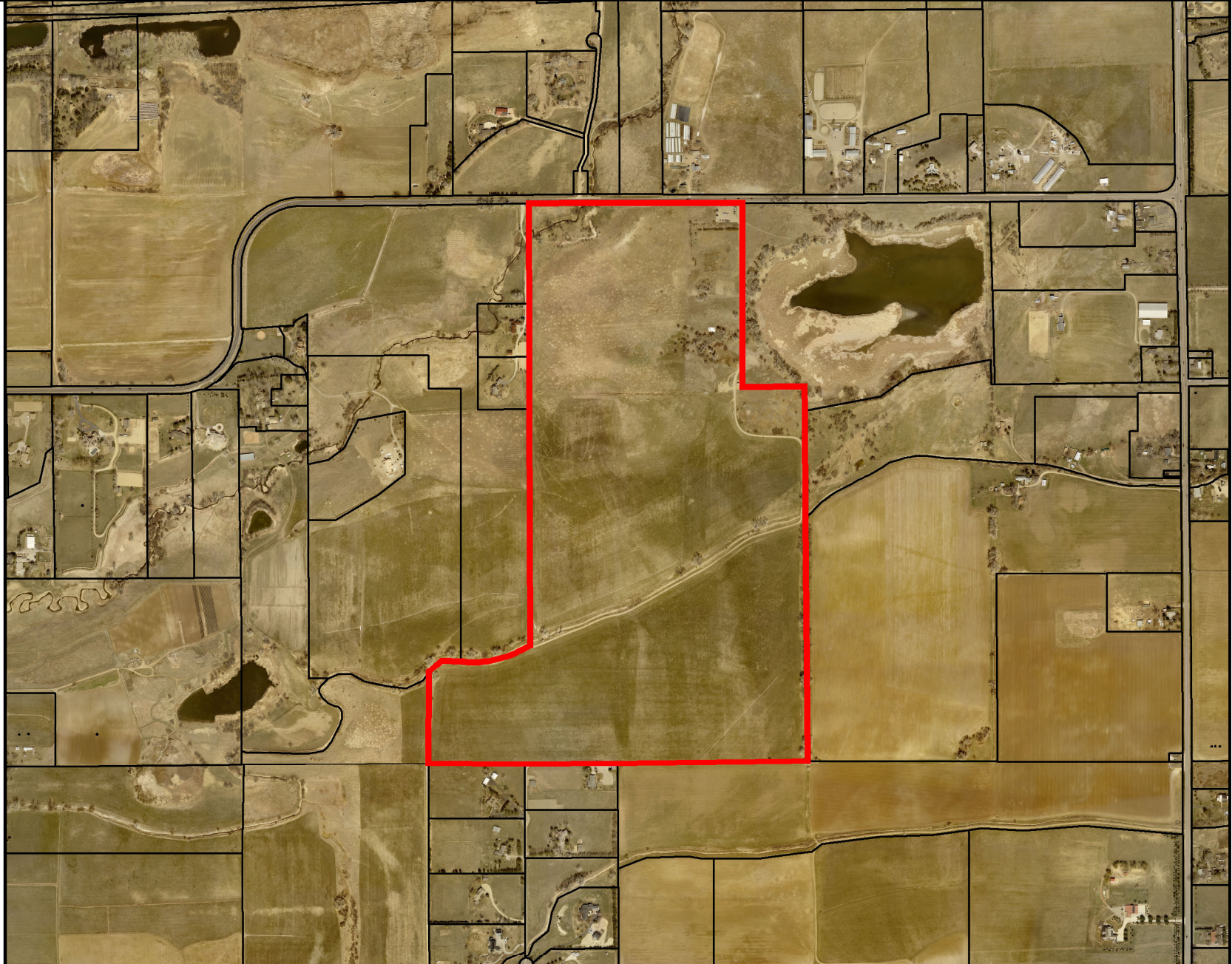
# Community Planning & Permitting

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

Aerial

9002 VALMONT RD

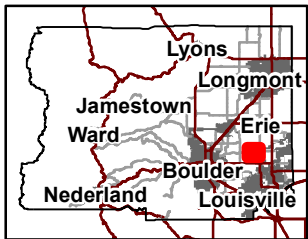
 Subject Parcel



0 0.085 0.17 Miles



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# Community Planning & Permitting

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## Comprehensive Plan

### 9002 VALMONT RD

Subject Parcel

Riparian Areas

Wetlands

Significant Natural Communities

### High Biodiversity Areas

B3: High Biodiversity Significance

### Significant Agricultural Land

Ag of National Importance

Ag of Statewide Importance

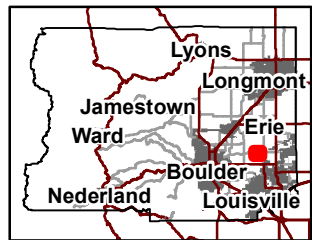
Ag of Local Importance

Rare Plant Areas

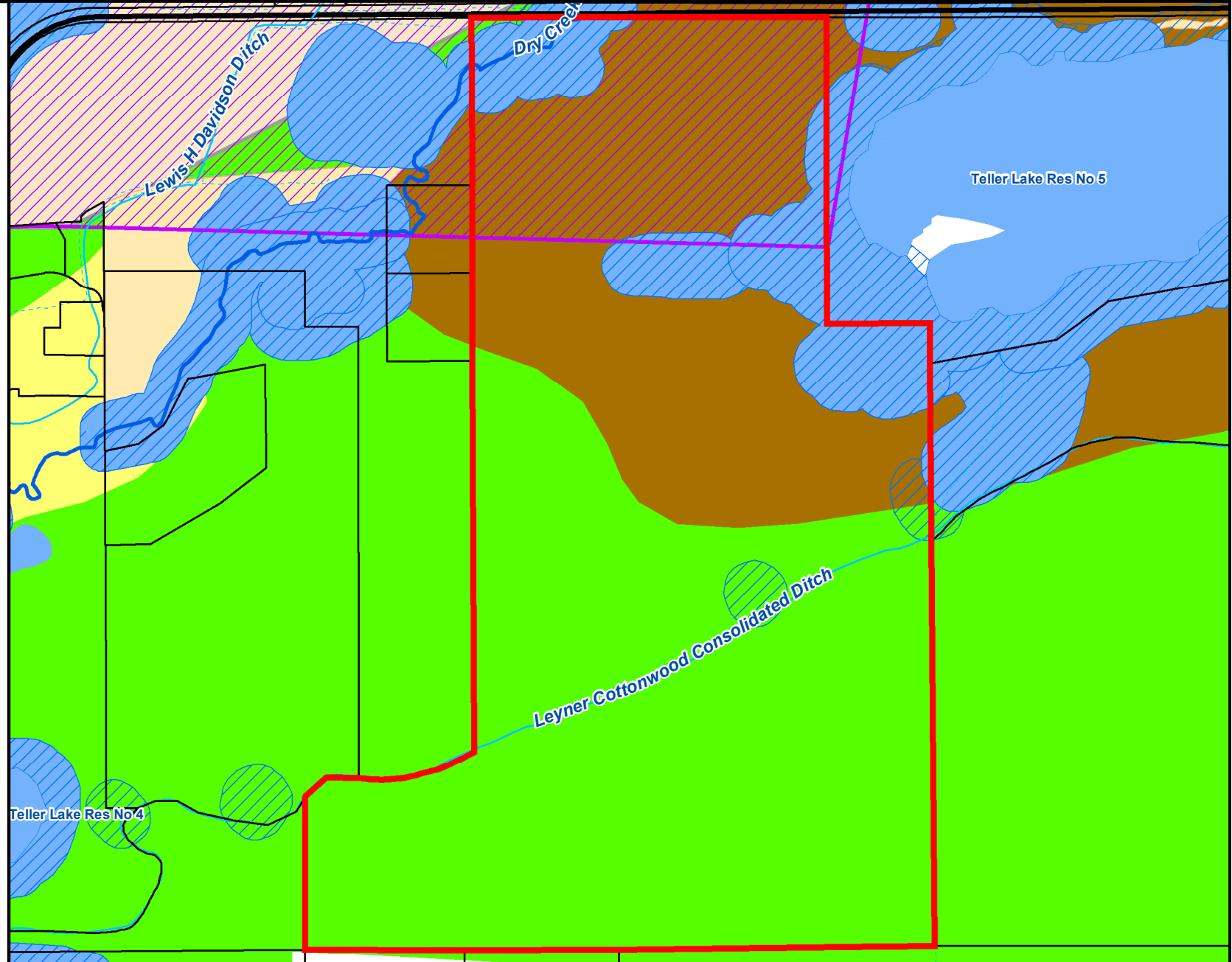
0 0.05 0.1 Miles



Area of Detail Date: 11/27/2023



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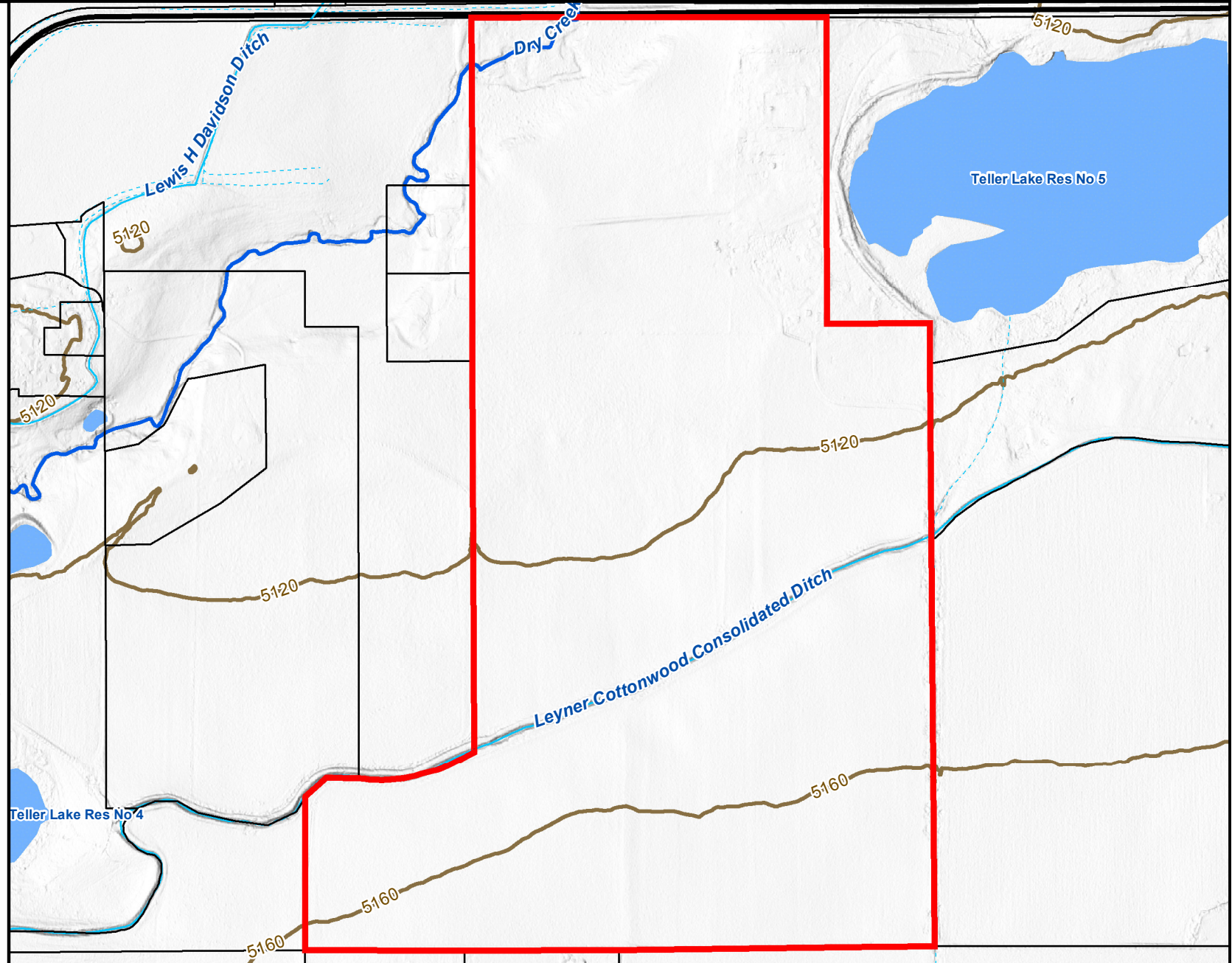
# Community Planning & Permitting

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## Elevation Contours

### 9002 VALMONT RD

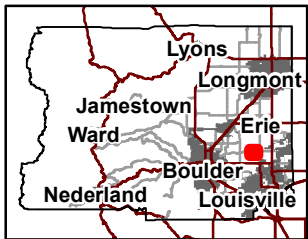
-  Subject Parcel
-  Contours 40'



0 0.05 0.1 Miles



Area of Detail Date: 11/27/2023



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# Community Planning & Permitting

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## Floodplain

### 9002 VALMONT RD

Subject Parcel

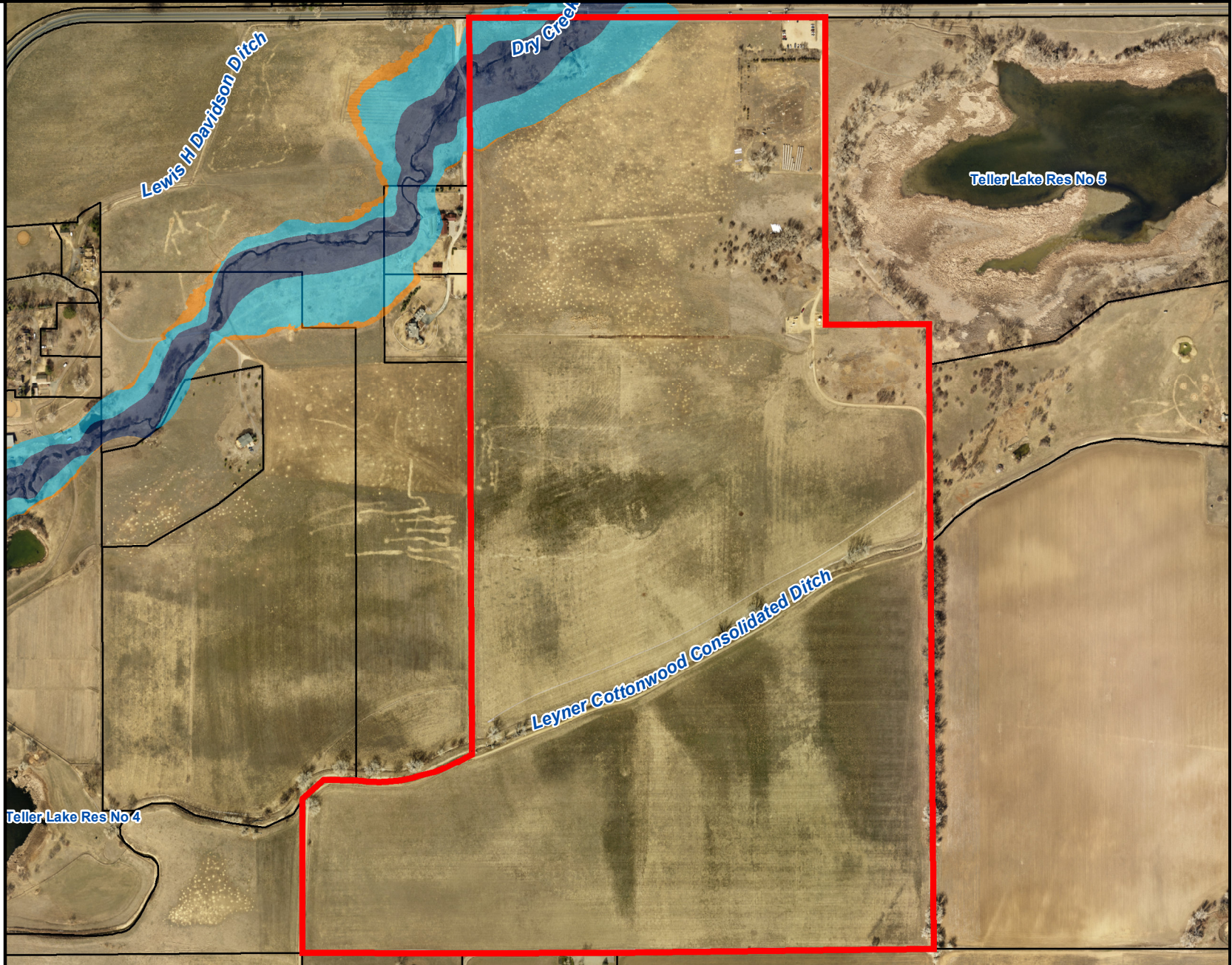
#### Floodplain

100-Year Floodplain

- Zones AE, A, AO and AH

Floodway

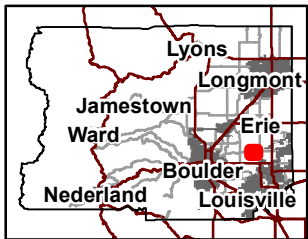
500-Year Floodplain  
- Zone X500



0 0.05 0.1 Miles



Area of Detail Date: 11/27/2023



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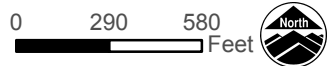
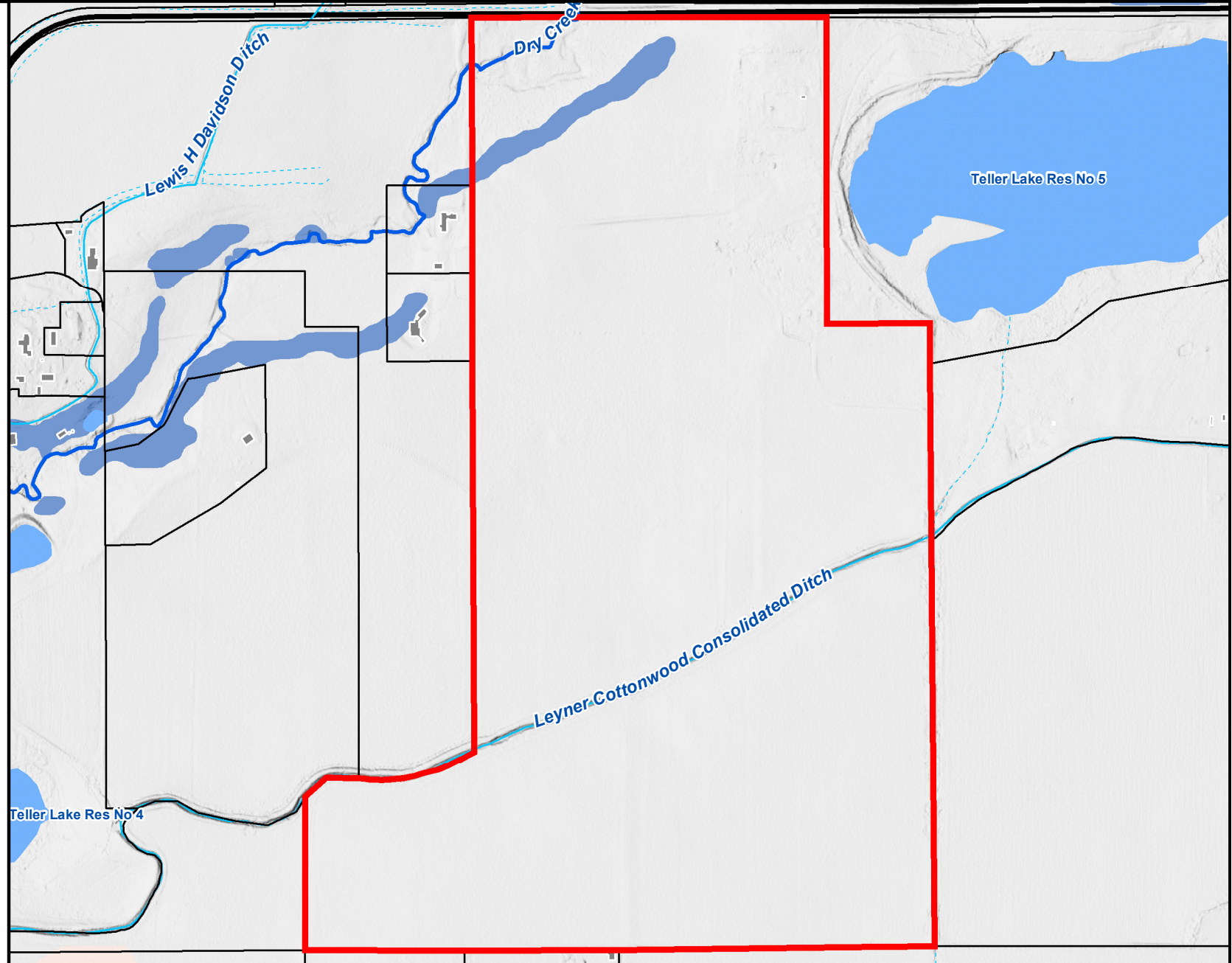
# Community Planning & Permitting

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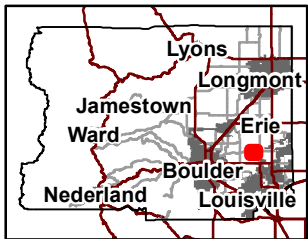
## Geologic Hazards

### 9002 VALMONT RD

- Subject Parcel
- Moderate Swelling Soil Potential



Area of Detail Date: 11/27/2023



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# Community Planning & Permitting

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## Oil & Gas Facilities

### 9002 VALMONT RD

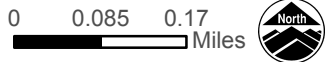
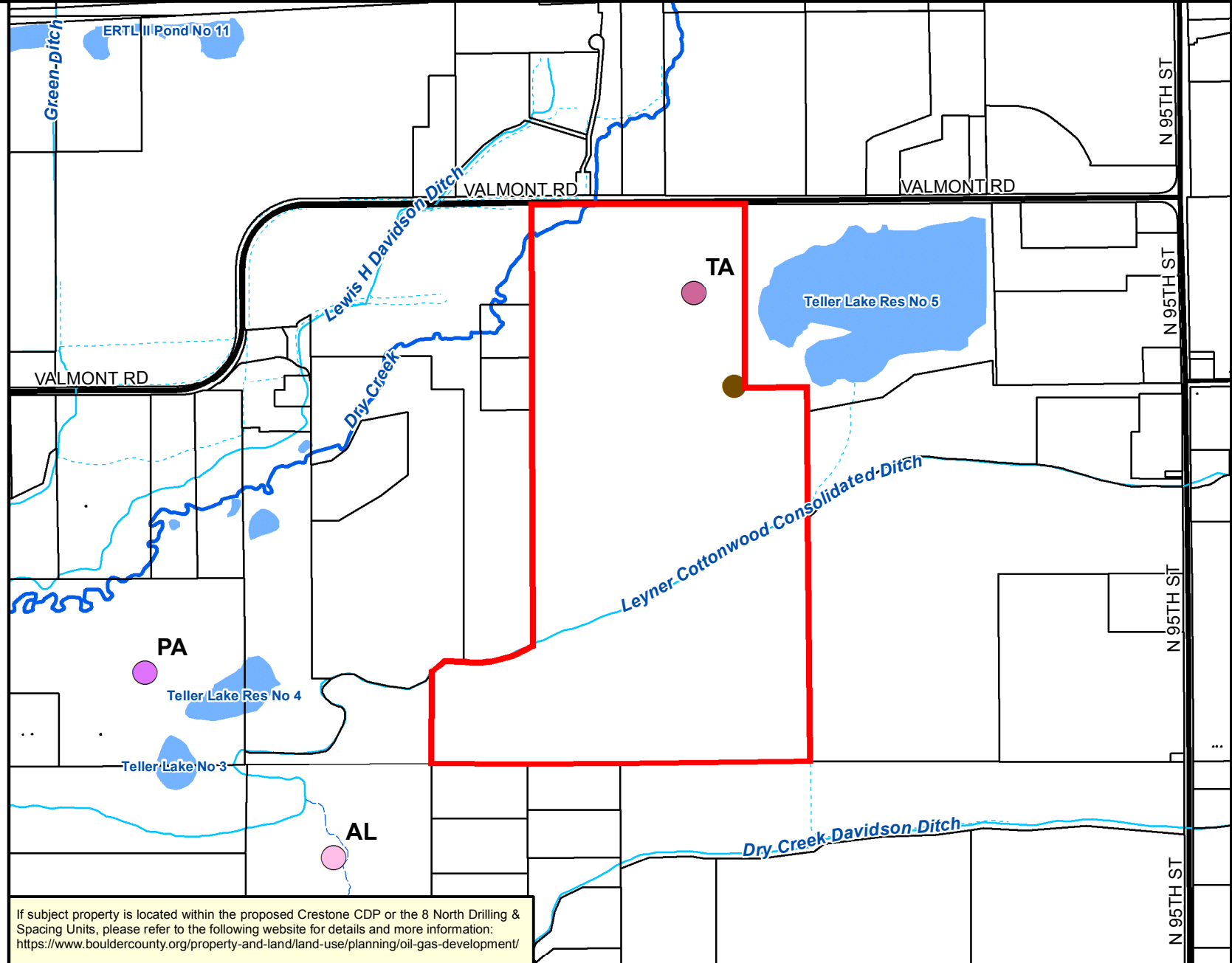
Subject Parcel

### Oil & Gas Well

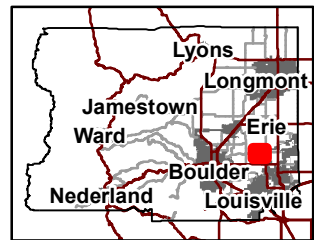
- Plugged & Abandoned (PA)
- Abandoned Location (AL)
- Temporarily Abandoned (TA)

### Pit

- Closed Pit



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If subject property is located within the proposed Crestone CDP or the 8 North Drilling & Spacing Units, please refer to the following website for details and more information: <https://www.bouldercounty.org/property-and-land/land-use/planning/oil-gas-development/>



# Community Planning & Permitting

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## Planning Areas

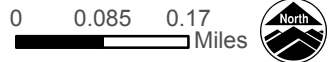
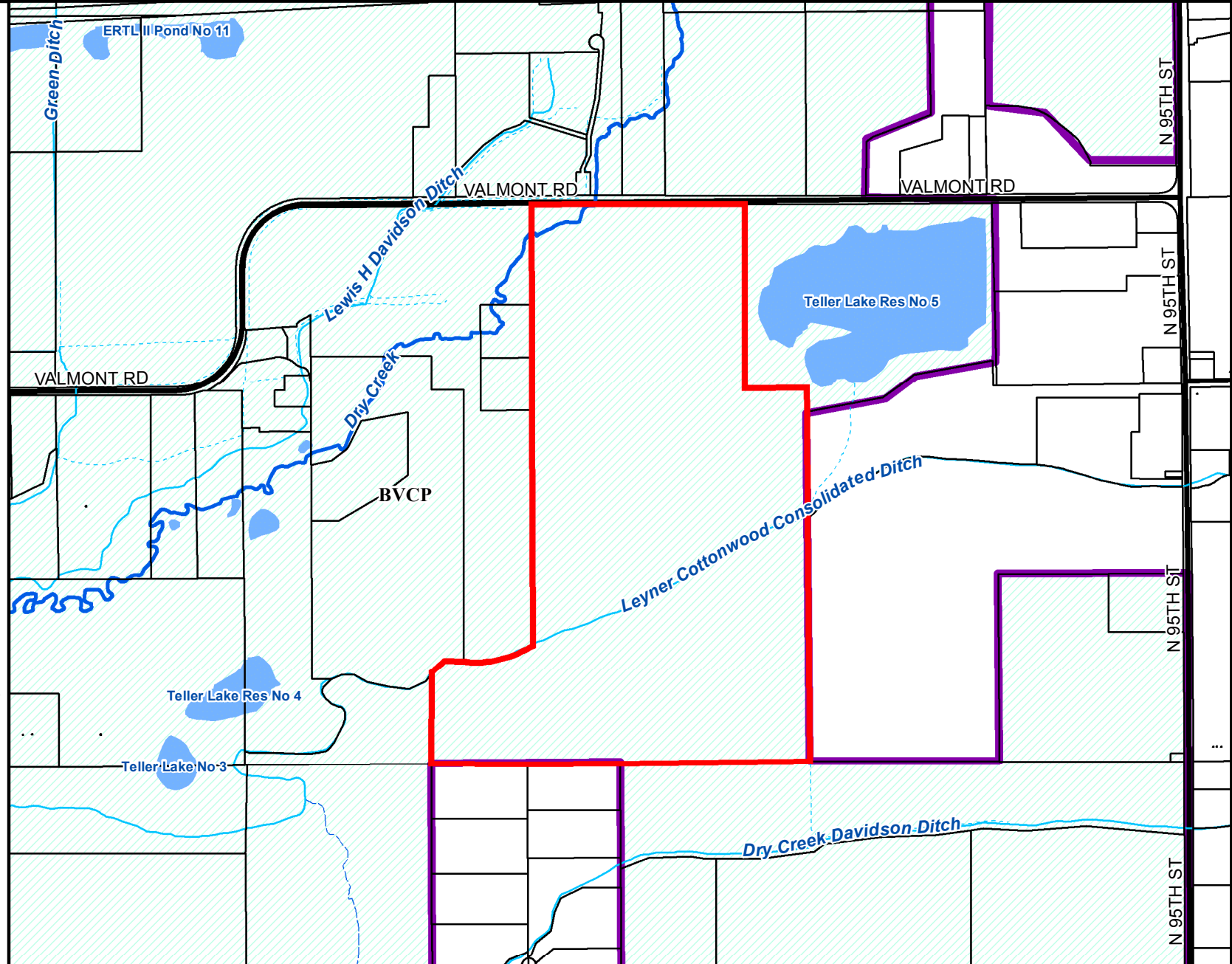
### 9002 VALMONT RD

Subject Parcel

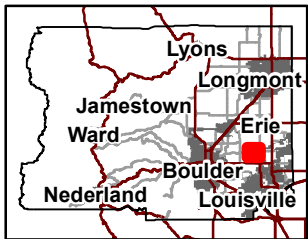
Active IGA Boundary

### Active IGA Designation

BVCP



Area of Detail Date: 11/27/2023



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# Community Planning & Permitting

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Prebles

9002 VALMONT RD

Subject Parcel

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.

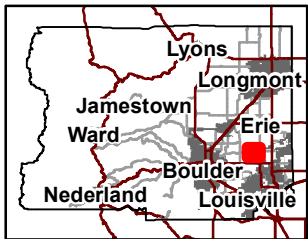
### Prebles

Zone 4 Potential Restoration, Contiguous

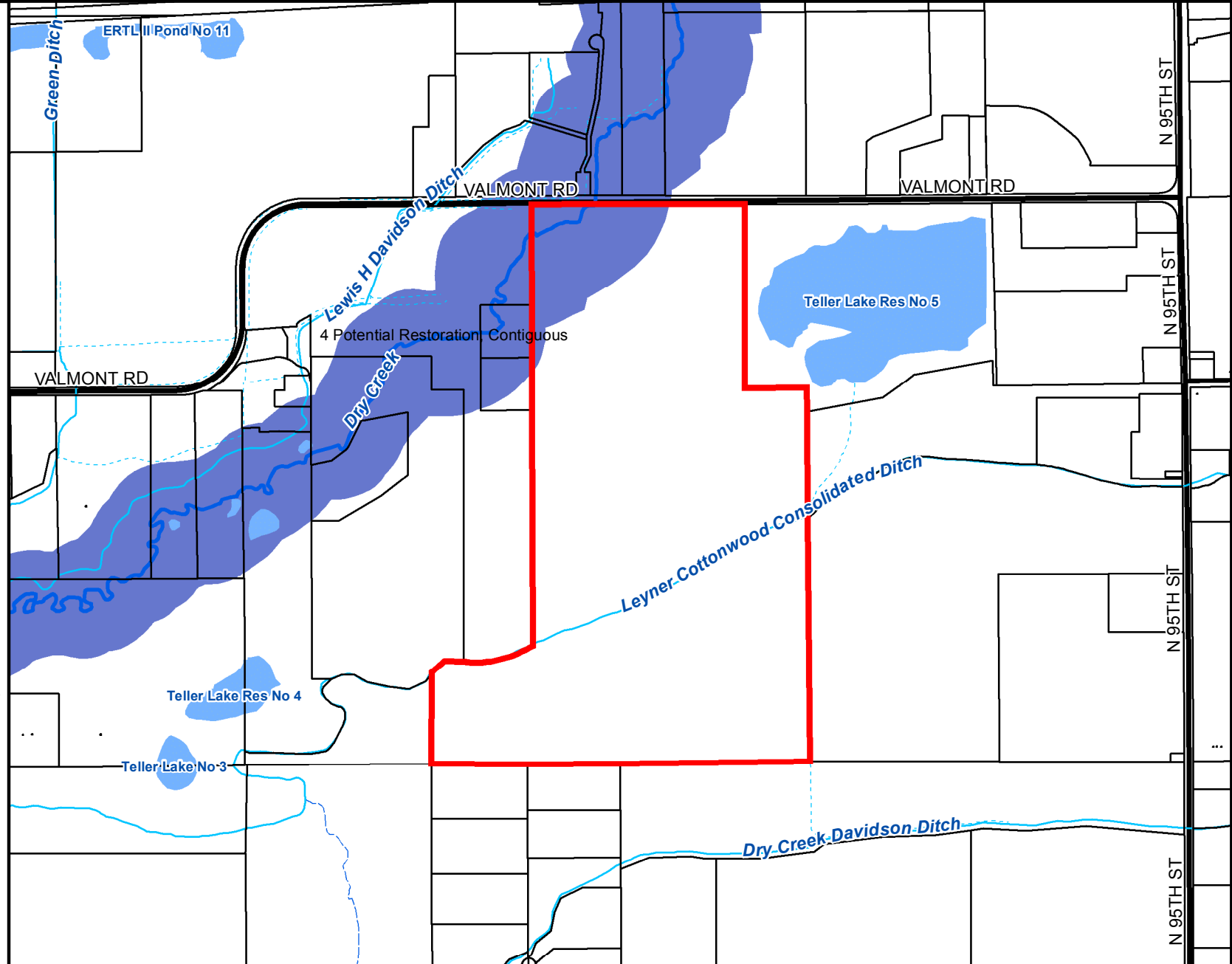
0 0.085 0.17 Miles



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# Community Planning & Permitting

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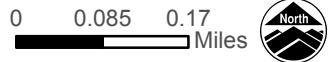
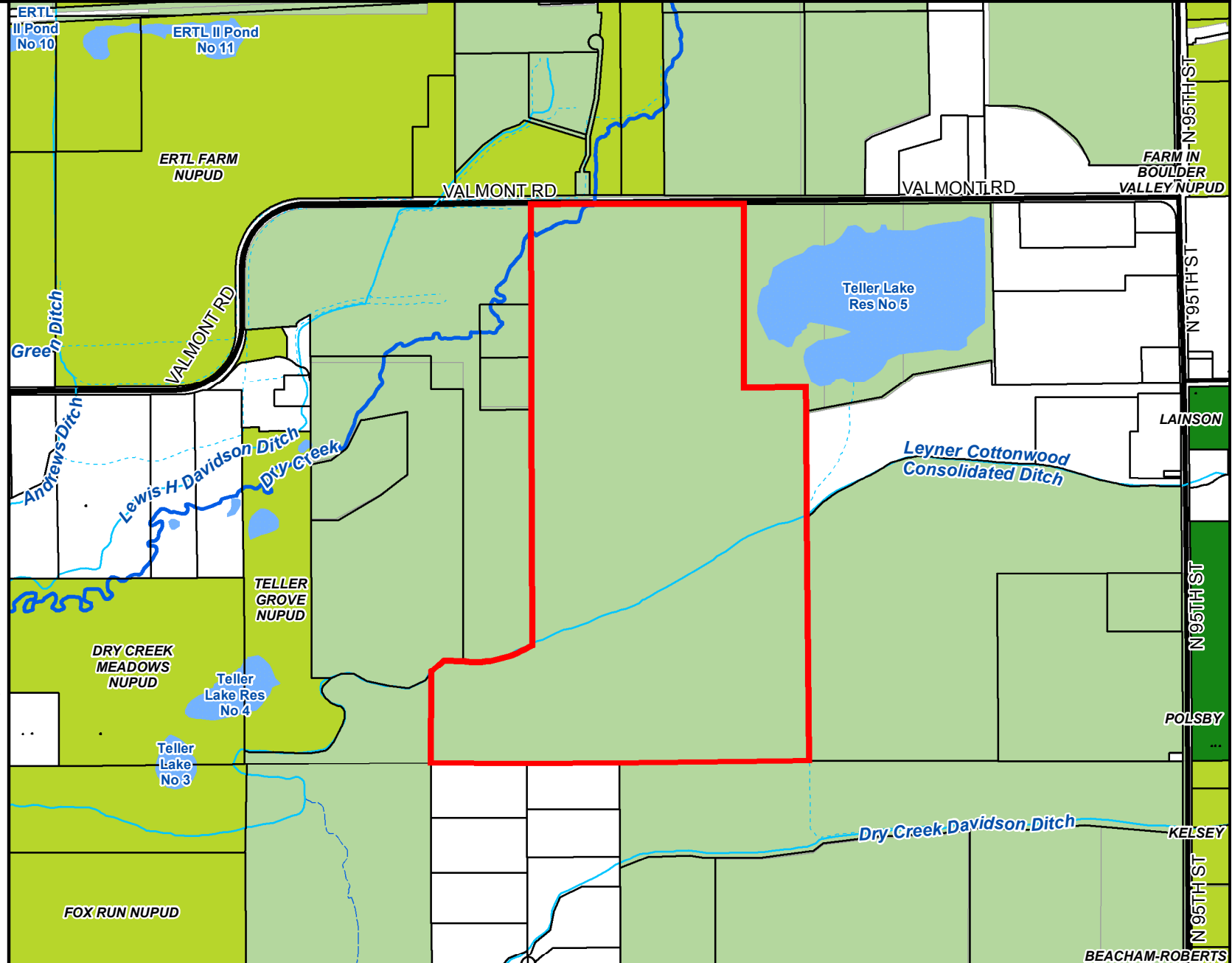
Public Lands & CEs

9002 VALMONT RD

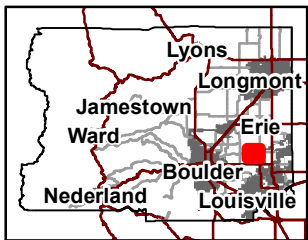
Subject Parcel

## Boulder County Open Space

- County Open Space
- County Conservation Easement
- OSMP Properties
- Other Municipal OS-BCPOS data



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# Community Planning & Permitting

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Zoning

9002 VALMONT RD

Subject Parcel

### Zoning Districts

Agricultural

### Ditch Setbacks

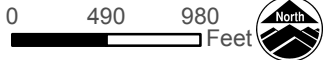
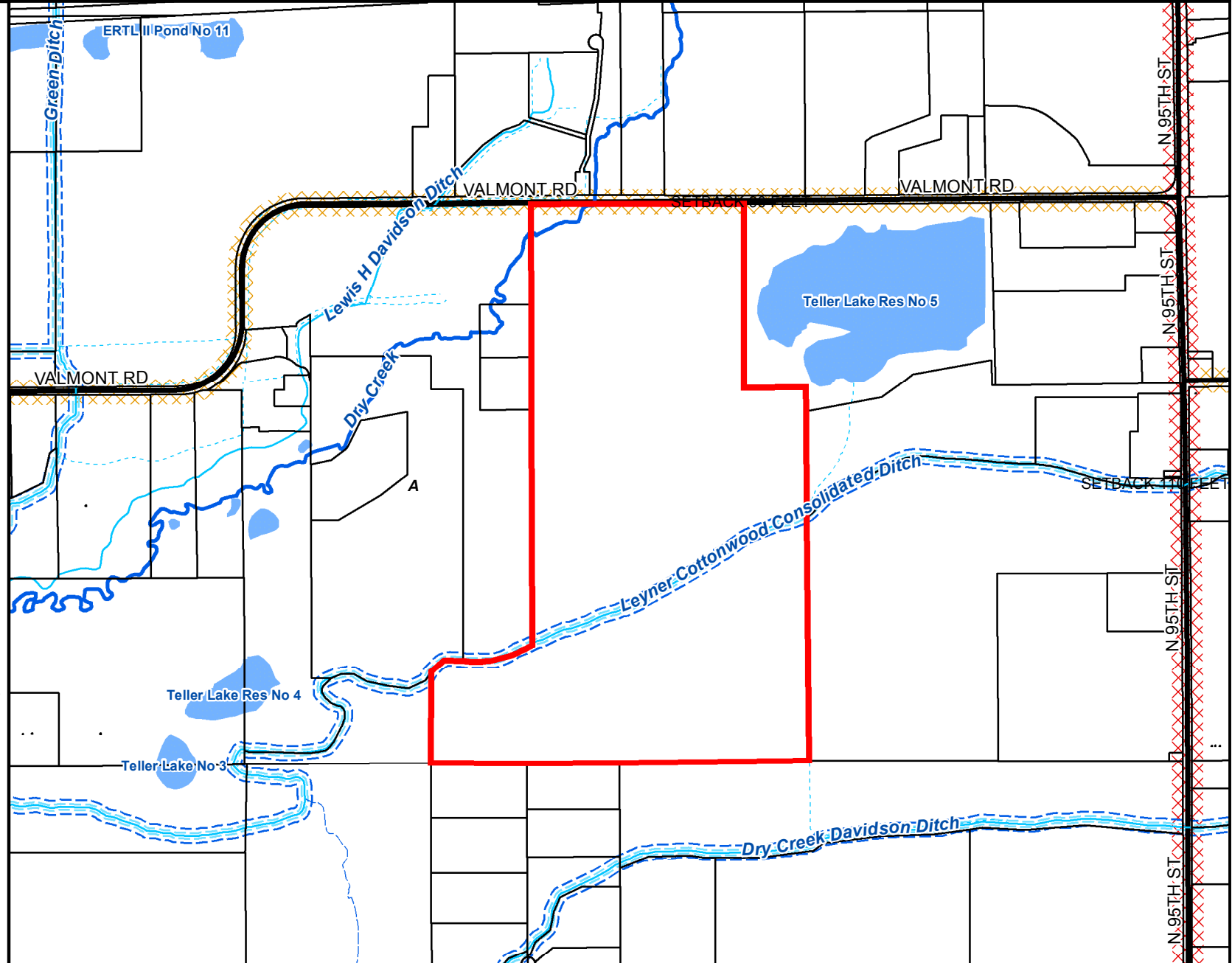
20 feet

50 feet

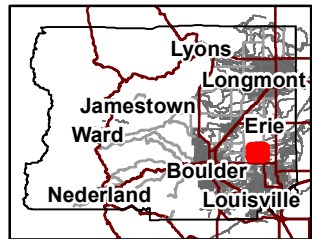
### Major Road Setbacks

90 feet

110 feet



Area of Detail Date: 11/27/2023



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### 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 Use Review (LISR) is required. A Limited Impact Special Use 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			
Berm(s)			
Other Grading _Wood chip windrow_		1469 yards wood chips	
Subtotal		1469 yards	1469 <small>Box 1</small>
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation			
Material cut from foundation excavation that will be removed from the property			

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

Excess Materials Transport Location:
n/a

Yes. Pedestrian access without issue. Access via vehicle with 2872 key

### Is Your Property Gated and Locked? or contacting applicant.

**Note:** If county personnel cannot access the property, 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 	Date 03/25/2024
---	-----------------

# Narrative

The Teller property has been owned by the City of Boulder’s Open Space and Mountain Parks Department (OSMP) for 30 years. During this time, the property has been leased by local ranchers for hay production and livestock grazing. Prairie dogs have been present on the property since monitoring began in 1996 and have varied in size from 1.75 acres to 67 acres. Since the last plague event in 2009, the colonies have swelled to occupy 29 acres of the property. With recent changes in lethal control regulations, the department is now able to remove prairie dogs from this important, irrigated agricultural land. However, departmental rules will not allow for lethal control on the unirrigated portion of the parcel, as shown in Map 1.

To keep prairie dogs from dispersing from this unirrigated area, the department proposed to construct a 1,070-foot metal barrier fence on the southern portion of the colony (see Figure 1). On the western boundary, due to the adjacent Dry Creek and its importance as a wildlife corridor, use of a metal barrier is undesirable. The department proposes to attach chicken wire to the current high tensile fence. In addition, we propose to plant a hedgerow of native shrubs and grasses and establish a wood chip windrow to discourage prairie dog movement out of this colony. The purpose of this design is manifold. First, the native hedge will provide needed habitat and forage for terrestrial mammals, birds, and insects. Second, the native hedge, when grown, will provide a visual barrier that will discourage prairie dog migration. Third, this hedge will improve soil health by reducing wind and water erosion and increasing soil aggregation via the translocation of photosynthate from the leaves to the roots and out into the soil matrix.

The wood chip berm will provide another visual barrier to prairie dog movement, as well as a windbreak, to help reduce soil erosion from the colony, especially during the fall and winter, when perennial ground cover is low. The department will inoculate this berm of wood chips with mycorrhizal fungi, which will break down and provide a high-carbon soil amendment for this area of the property<sup>1,2,3</sup>. With year-round city tree maintenance within the city of Boulder, and forest thinning



Figure 1. Metal barrier prairie dog fence. Fence Section A in Site Plan.

<sup>1</sup><https://boulderreportinglab.org/2023/01/22/mushrooms-to-be-deployed-as-a-weapon-against-wildfires-in-boulder/>

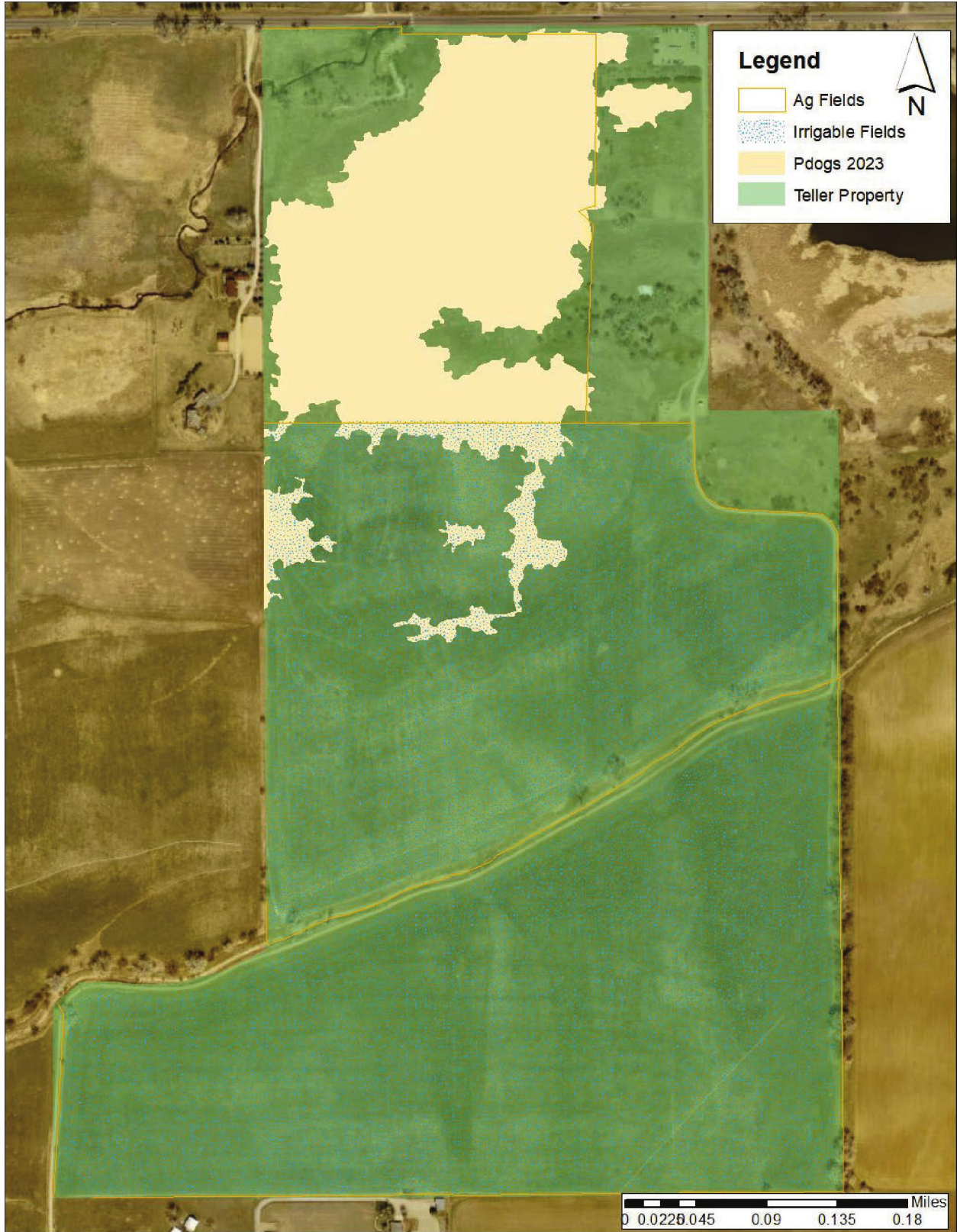
<sup>2</sup> <https://bouldercounty.gov/news/boulder-county-awards-over-500k-in-grants-to-tackle-climate-crisis/>

<sup>3</sup> <https://www.washingtonpost.com/climate-solutions/2023/07/10/wildfire-prevention-mushroom-composting/>



operations on OSMP properties and nearby U.S. Forest Service land, there is a need to find creative ways to use large amounts of what is typically waste material.

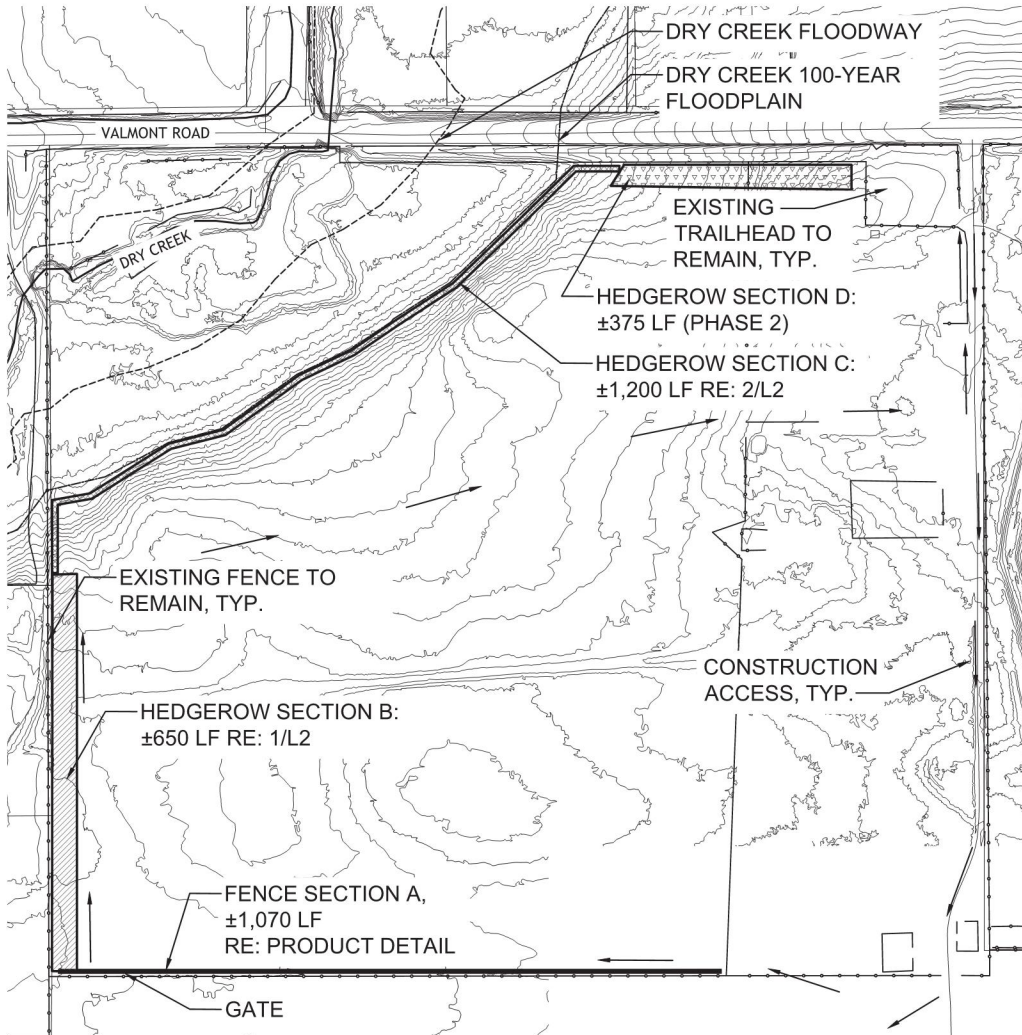
We estimate that the entire 2,225-foot hedgerow will contain 1,335 shrubs and trees, with additional grasses seeded as well. We will set up a drip watering system to help establish young plants. We estimate that the wood chip windrow will be 650 feet long and five feet high. The height will mellow over time as the chips decompose. For the entire length of the berm, we estimate that there will be 1,469 yards of chip material that will be trucked in over time as material is available. The improvements will not impact scenic vistas or the visual character of the area. In addition, though this parcel is not currently occupied by Preble's meadow jumping mouse, habitat connectivity could be restored, and this parcel could be occupied someday. Planting these native shrubs should be considered restoration that could provide Preble's habitat in the future, or at the very least, be consistent with any future restoration efforts that may occur.





NOTES

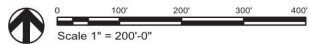
1. CALL 811 BEFORE YOU DIG TO LOCATE UTILITIES IN WORK AREA.
2. SEE SHEET L2 FOR HEDGEROW/WINDROW DETAILS.
3. TRUCK WATER NEW PLANTINGS FOR ESTABLISHMENT



PLANTING SCHEDULE					
Q	COMMON NAME	BOTANIC NAME	SIZE	LOCATION*	SPACING
	Fourwing saltbush	<i>Atriplex canescens</i>	#1	U,T	5' OC
	Dwarf rabbitbrush	<i>Ericameria nauseosa</i>	#1	U,T	5' OC
	Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	D16	U,T	5' OC
	Plains cottonwood	<i>Populus deltoides</i>	OSMP grow	R	20' OC
	Plum	<i>Prunus americana</i>	D16	T,R	5' OC
	Chokecherry	<i>Prunus virginiana</i>	D16	T,R	5' OC
	Golden currant	<i>Ribes aureum</i>	D16	T,R	5' OC
	Wax currant	<i>Ribes cereum</i>	D16	T,R	5' OC
	Three leaf sumac	<i>Rhus trilobata</i>	D16	U,T	5' OC
	Wood's rose	<i>Rosa woodsii</i>	D16	U,T	5' OC
	Coyote willow	<i>Salix exigua</i>	stakes	R	5' OC
	1335 TOTAL				

\*U: Upland, T: Transitional, R: Riparian

1 PRAIRIE DOG FENCE AND HEDGEROW PLAN

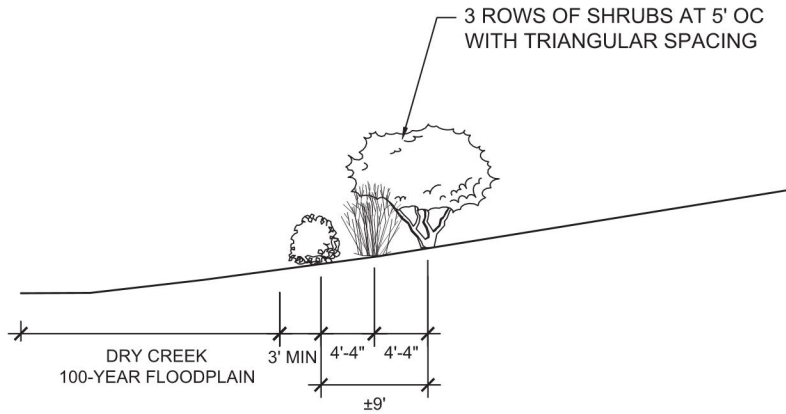


SHEET: L1  
 REVISED: 3/2024  
 SCALE: VAR  
 DRAWN/REVIEWED: JF

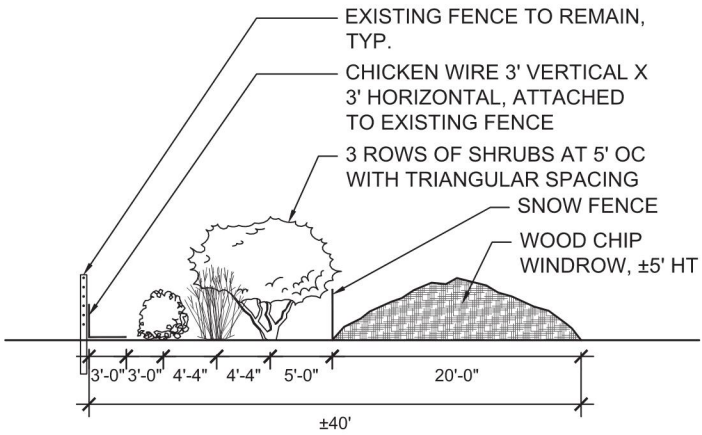
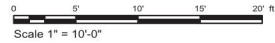
CITY OF BOULDER OSMP  
**TELLER FARM**  
 PRAIRIE DOG FENCE PLAN



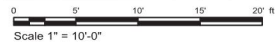




2 HEDGEROW SECTION C SECTION



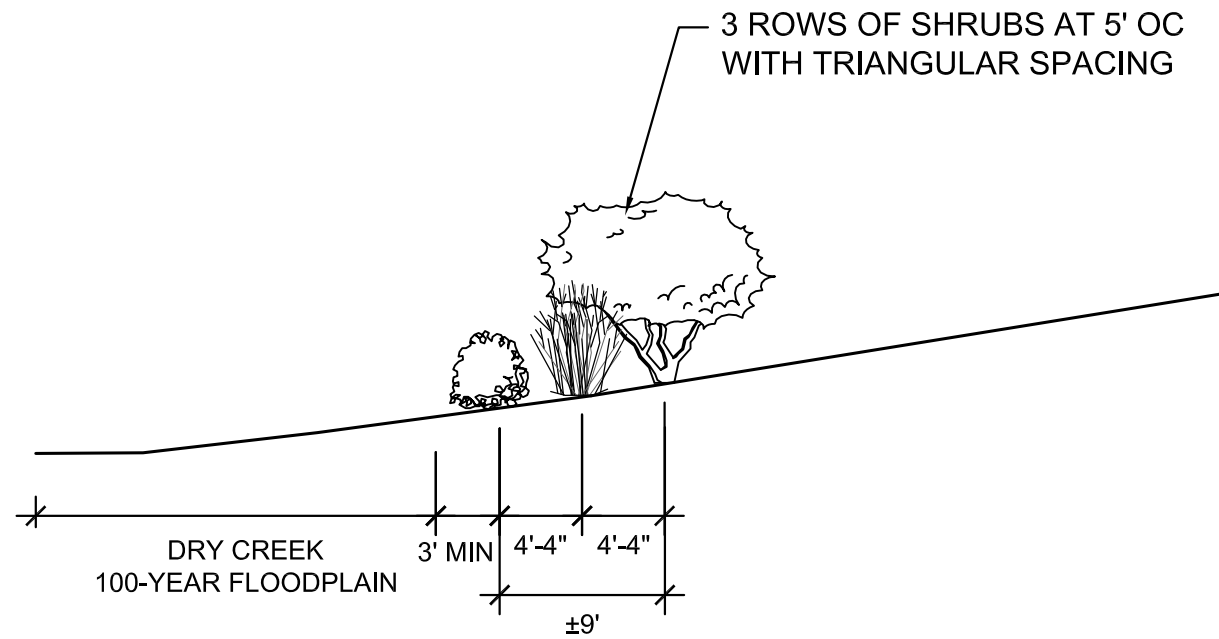
1 HEDGEROW SECTION B SECTION



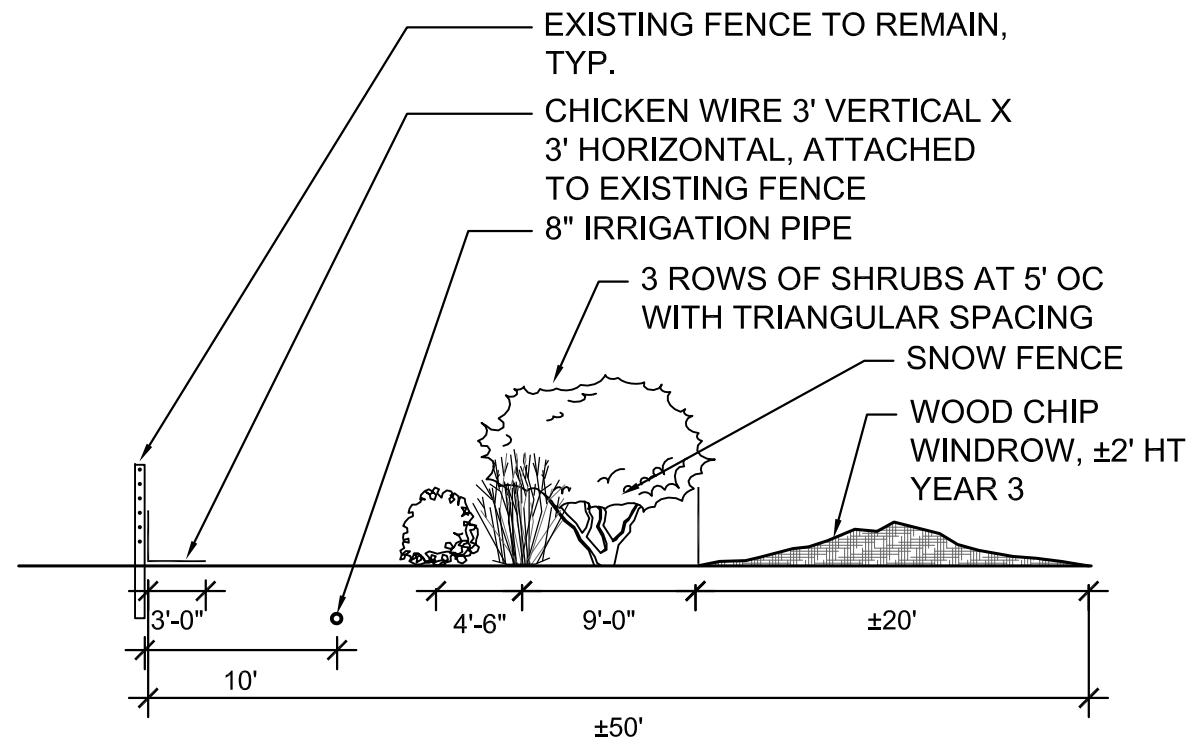
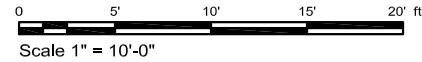
SHEET:	L2
REVISED:	3/2024
SCALE:	VAR
DRAWN/REVIEWED:	IF

CITY OF BOULDER OSMP  
**TELLER FARM**  
 PRAIRIE DOG FENCE DETAILS

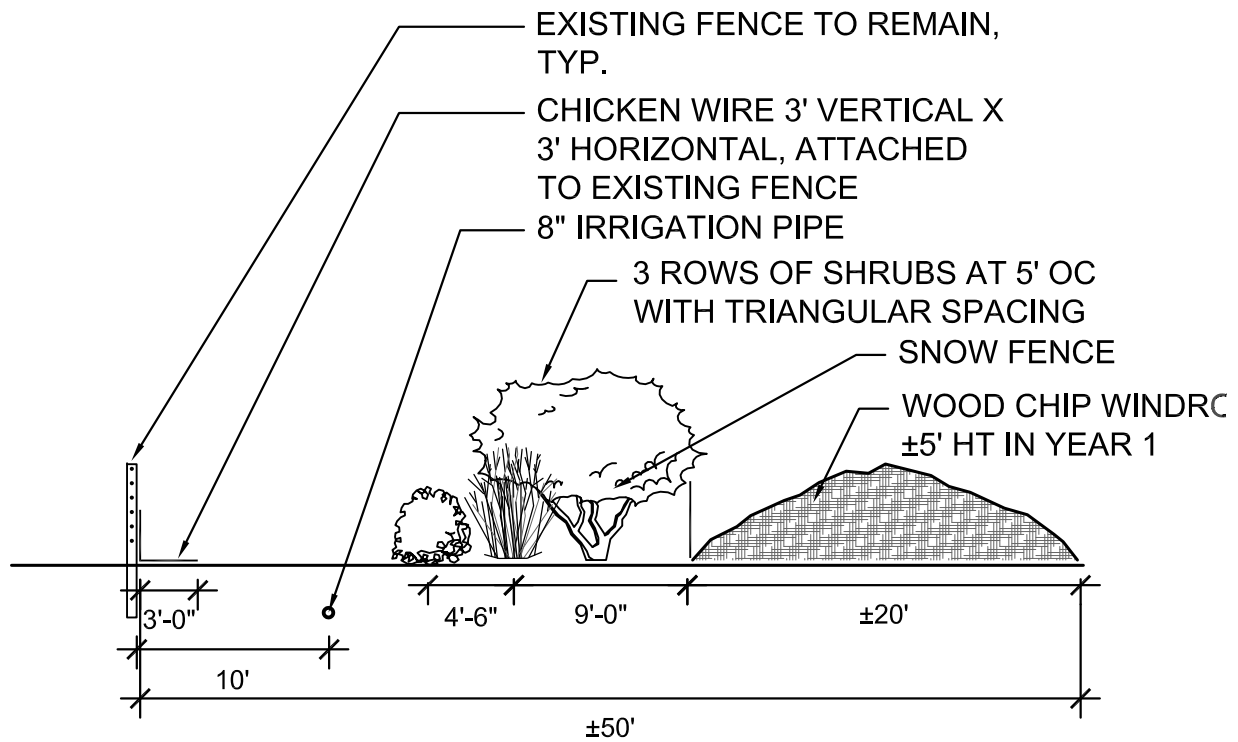
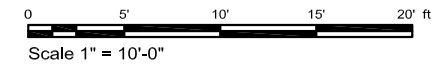




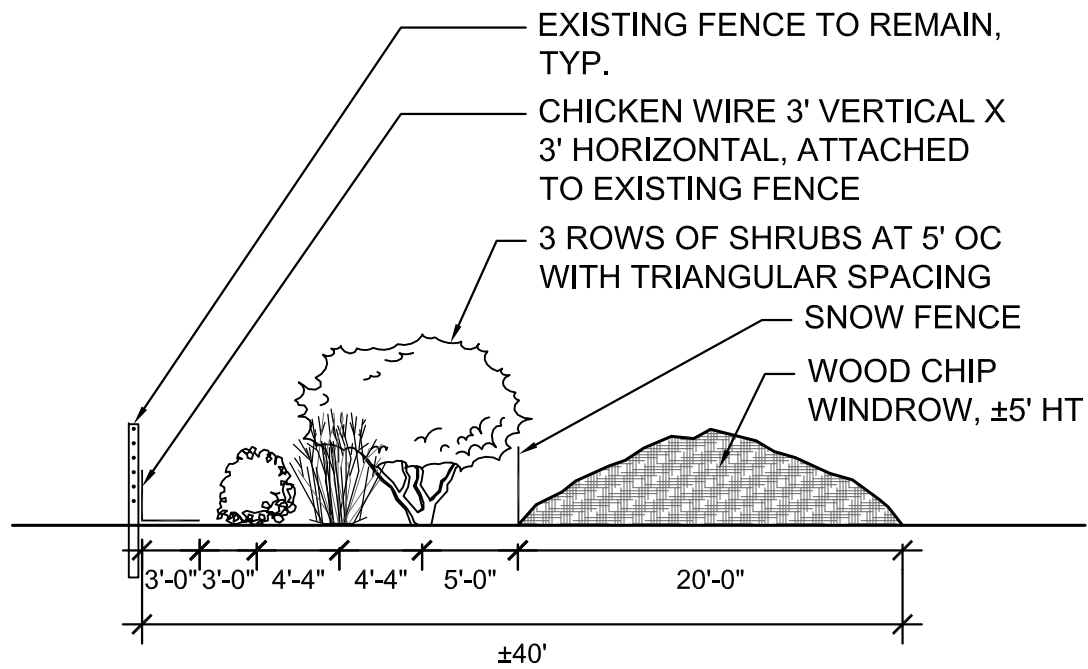
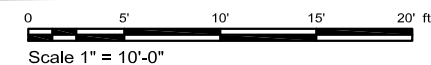
2 HEDGEROW SECTION C SECTION



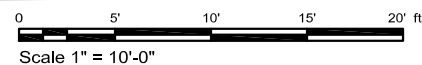
4 DESIGN DEVELOPMENT: HEDGEROW SECTION B--YEAR 3 SECTION



3 DESIGN DEVELOPMENT: HEDGEROW SECTION B-- YEAR 1 SECTION



1 HEDGEROW SECTION B SECTION



CITY OF BOULDER OSPM  
**TELLER FARM**  
 PRAIRIE DOG FENCE DETAILS



SHEET: L2
REVISED: 6/2024
SCALE: VAR
DRAWN/REVIEWED: JF



## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 •  
 Tel: 303-441-3930 • www.BoulderCounty.gov

May 7, 2024

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

FROM: Brian P. Kelly, Planner II, Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # LU-24-0005: City of Boulder Wood Chip Berm – 9002 Valmont Road

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

1. The subject property is accessed from Valmont Road, a paved County owned and maintained right-of-way (ROW) with a functional classification of Minor Arterial. Legal access has been demonstrated via adjacency to this public ROW.
2. The proposed plans (Sheet L1 & L2 dated 03/2024) show construction details for Hedgerow Section B, to include hedgerow and wood chip berm deposition; Hedgerow Section C demonstrates plant material only. However, installation details and materials of Fence Section A and Hedgerow Section D are not shown.

***Prior to any permit issuance***, submit design details for Sections A and D that demonstrates proposed materials and method of installation.

3. Contours shown on Sheet L1 appears to demonstrate drainage toward Dry Creek in a north and west direction. Plans submitted for permitting must demonstrate that the proposed berm will not alter the historic drainage patterns on the site and to adjacent properties.
4. During construction, all vehicles, materials, machinery, dumpsters, and other items shall be staged on the subject property; no items shall be stored or staged on Valmont Road.

This concludes our comments at this time.



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.gov](http://www.bouldercounty.gov)

## Building Safety & Inspection Services Team

### MEMO

**TO:** Amber Knotts, Planner I  
**FROM:** Michelle Huebner, Plans Examiner Supervisor  
**DATE:** April 24, 2024

**RE:** Referral Response, LU-24-0005: City of Boulder Wood Chip Berm: Limited Impact Special Use to permit grading in excess of 500 cubic yards to construct a 1,469 cubic yard wood chip berm for management of the prairie dog population that would mitigate their expansion from unirrigated agricultural land to adjacent irrigated agricultural land on an approximately 174-acre parcel that is owned and leased by the City of Boulder.

Location: 9002 Valmont Road

Thank you for the referral. We have reviewed the proposal and have no conflicts with it.

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

**From:** [Northrup, Elizabeth \(Liz\)](#)  
**To:** [Knotts, Amber](#)  
**Cc:** [Carone, Tara](#)  
**Subject:** RE: Referral Packet for Docket LU-24-0005: City of Boulder Wood Chip Berm at 9002 Valmont Road  
**Date:** Wednesday, April 24, 2024 11:51:33 AM  
**Attachments:** [image002.png](#)

---

Hi Amber,

I reviewed the referral packet for LU-24-0005, and as proposed this berm should not affect the nearby conservation easement properties. Thanks for the opportunity to review and comment on this docket.

Best,  
Liz

**Liz Northrup**  
Conservation Easement Program Supervisor  
Boulder County Parks & Open Space  
[enorthrup@bouldercounty.gov](mailto:enorthrup@bouldercounty.gov)  
303-678-6253

---



## Community Planning & Permitting

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 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
 303-441-3930 • www.BoulderCounty.gov

May 8, 2024

To: Amber Knotts, Planner I  
 From: Sarah Heller, Floodplain Program Planner

Subject: Docket LU-24-0005: City of Boulder Wood Chip Berm  
 Request: Limited Impact Special Use to permit grading in excess of 500 cubic yards to construct a 1,469 cubic yard wood chip berm for management of the prairie dog population that would mitigate their expansion from unirrigated agricultural land to adjacent irrigated agricultural land on an approximately 174-acre parcel that is owned and leased by the City of Boulder.  
 Location: 9002 Valmont Road, parcel number 146520000010, located approximately 0.6 miles west of the intersection of North 95<sup>th</sup> Street and Valmont Road, Section 20, Township 1N, Range69W.

The Community Planning & Permitting Department – Floodplain Management Program has reviewed the above referenced docket and has the following comments:

1. Based on a site plan provided by the applicant to the Floodplain Management Program on 5/6/2024, the proposed wood chip berm is located outside the Floodplain Overlay (FO) District. A Floodplain Development Permit (FDP) is not required.

Additional Information: Portions of the property is located in the Dry Creek Floodway. Any future development within the Floodway would trigger additional hydraulic analysis in support of an FDP and must adhere to Article 4-404.B (Uses Prohibited in the Floodway) and 4-404.C (Uses Allowed in Floodway under Certain Conditions).

Please contact Sarah Heller, Floodplain Program Planner, at [sheller@bouldercounty.gov](mailto:sheller@bouldercounty.gov) to discuss this referral.

This concludes our comments at this time.





## Parks & Open Space

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

**TO:** Amber Knotts, Community Planning & Permitting Department  
**FROM:** Ron West, Natural Resource Planner  
**DATE:** May 15, 2024  
**SUBJECT:** Docket LU-24-0005, City of Boulder, 9002 Valmont Road

### Site Conditions

I have reviewed the submitted materials, and have visited the parcel many times in the past. This large (175-acre) parcel is in a mix of agricultural, recreational, and wildlife habitat uses.

### County Comprehensive Plan Designations

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

- Wetlands
- Riparian Areas
- Preble's Meadow Jumping Mouse Habitat – potential restoration, contiguous
- Rare Plant Area
- Prairie Dog Colony
- Significant Agricultural Lands of National and Statewide Importance
- Floodplain
- Public Recreational Trail
- Public Lands – City of Boulder Open Space & Mountain Parks; Teller property

### Discussion

Staff supports the proposal as a prudent means of prairie dog control. There is also an “experimental” aspect to the control – the use of a wood-chip berm as a visual deterrent. If the latter is successful, it could be used in other locations.

Staff does have some questions on the wood chip use, however. The land-coverage of the berm would be about 0.3 acres. Wood chips are known to blow significant distances during winter winds; has this been considered? Also in the realm of “considerations:” Would any Russian-olive drupes be included in the chips? The carbon-boost from wood chips may result in Canada thistle being established. The snow fence may not be necessary.

None of the above-listed resources should be significantly impacted, and the active agricultural lands should be better protected in the long-term. The addition of about 1300 planted trees and shrubs would also provide long-term wildlife habitat.

Recommendations

- A Revegetation Plan is required that includes native grass species to be used, mapped delineation of all disturbance areas (this includes construction staging areas, and access), and locations of silt fence or erosion control logs down slope of disturbed areas, if necessary.
- It is strongly recommended that all Russian-olive trees -- a state-listed noxious weed -  
- be cut down and the stumps immediately treated with a systemic herbicide to prevent re-sprouting. These occur near Dry Creek and along the trail.

**From:** [Planning Division](#)  
**To:** [Knotts, Amber](#)  
**Subject:** [EXTERNAL] FW: Referral Packet for Docket LU-24-0005: City of Boulder Wood Chip Berm at 9002 Valmont Road  
**Date:** Tuesday, April 30, 2024 2:42:32 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[lu-24-0005-bocc-hearing-notice-20240611.pdf](#)  
[LU-24-0005-referral-packet-red.pdf](#)

---

Good Afternoon,

There are no comments on behalf of the City of Lafayette Planning and Building Department.

Thank you,

**Lauren Fichtner**

Administrative Coordinator

City of Lafayette | Planning & Building Department

Office 303-661-1270




---

**From:** Morgan, Heather <hmorgan@bouldercounty.gov>

**Sent:** Tuesday, April 23, 2024 10:48 AM

**To:** !LongRange <longrange@bouldercounty.gov>; #CodeCompliance <codecompliance@bouldercounty.org>; #Cereferral <Cereferral@bouldercounty.gov>; TD Stormwater Shared Mailbox <stormwater@bouldercounty.gov>; nfishbein@tnc.org; Steve Buckbee <sbuckbee@lefthandwater.org>; chrissmith@lefthandwater.org; BDRCO@xcelenergy.com; George, Donna L <donna.l.george@xcelenergy.com>; Renee.Hester@lumen.com; Relocations@Lumen.com; Schmidtm@gmail.com; Melanie Asquith <Melanie.Asquith@lafayetteco.gov>; randy.noell@outlook.com; Ranglos, Chris <ranglosc@bouldercolorado.gov>; bonnellj@bouldercolorado.gov; CollinsB@bouldercolorado.gov; CassidyJ@bouldercolorado.gov; mhelmer@erieco.gov; dbach@erieco.gov; kdriscoll@erieco.gov; Planning Division <planning@lafayetteco.gov>; planning@louisvilleco.gov; Vanessa McCracken <bldrvalleyandlongmontcds@gmail.com>; john. noto@state.co.us; DNR\_Area2\_Landuse@state.co.us; joe.padia@state.co.us; coloradoes@fws.gov; DenverRegulatoryMailbox@usace.army.mil; prevention@mvfpd.org; 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>; Morgan, Heather <hmorgan@bouldercounty.gov>; Sanchez, Kimberly <ksanchez@bouldercounty.gov>; Skufca, Erika <eskufca@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>





# Community Planning & Permitting

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

**MEMO TO:** Agencies and Adjacent Property Owners  
**FROM:** Amber Knotts, Planner I  
**DATE:** April 23, 2024  
**RE:** Docket LU-24-0005

## Docket LU-24-0005: City of Boulder Wood Chip Berm

**Request:** Limited Impact Special Use to permit grading in excess of 500 cubic yards to construct a 1,469 cubic yard wood chip berm for management of the prairie dog population that would mitigate their expansion from unirrigated agricultural land to adjacent irrigated agricultural land on an approximately 174-acre parcel that is owned and leased by the City of Boulder.

**Location:** 9002 Valmont Road, parcel number 146520000010, located approximately 0.6 miles west of the intersection of North 95th Street and Valmont Road, Section 20, Township 1N, Range 69W.

**Zoning:** Agricultural (A) Zoning District  
**Applicant:** City of Boulder c/o Nuria Rivera-Vandermyde  
**Applicant:** City of Boulder c/o Lauren Kolb

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](mailto: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](mailto:planner@bouldercounty.gov) to request more information. If you have any questions regarding this application, please contact me at 303-441-1709 or [aknotts@bouldercounty.gov](mailto:aknotts@bouldercounty.gov).

Please return responses by May 8, 2024.

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

Signed Martin Harders

PRINTED Name Martin Harders

Agency or Address Left Hand Water District

Date May 5, 2024

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



## Community Planning & Permitting

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

**MEMO TO:** Agencies and Adjacent Property Owners  
**FROM:** Amber Knotts, Planner I  
**DATE:** April 23, 2024  
**RE:** Docket LU-24-0005

### Docket LU-24-0005: City of Boulder Wood Chip Berm

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Please return responses by May 8, 2024.

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

Signed  PRINTED Name Robert J. Bresnahan

Agency or Address Extraction 0-1 buses aka Living Resources

Date 4/24/24

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



# Community Planning & Permitting

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 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
 303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

**MEMO TO:** Agencies and Adjacent Property Owners  
**FROM:** Amber Knotts, Planner I  
**DATE:** April 23, 2024  
**RE:** Docket LU-24-0005

## Docket LU-24-0005: City of Boulder Wood Chip Berm

**Request:** Limited Impact Special Use to permit grading in excess of 500 cubic yards to construct a 1,469 cubic yard wood chip berm for management of the prairie dog population that would mitigate their expansion from unirrigated agricultural land to adjacent irrigated agricultural land on an approximately 174-acre parcel that is owned and leased by the City of Boulder.

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**Zoning:** Agricultural (A) Zoning District  
**Applicant:** City of Boulder c/o Nuria Rivera-Vandermyde  
**Applicant:** City of Boulder c/o Lauren Kolb

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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](mailto: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](mailto:planner@bouldercounty.gov) to request more information. If you have any questions regarding this application, please contact me at 303-441-1709 or [aknotts@bouldercounty.gov](mailto:aknotts@bouldercounty.gov).

Please return responses by **May 8, 2024**.

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

Signed LuAnn Penfold PRINTED Name LuAnn Penfold

Agency or Address Mountain View Fire District

Date 04-23-24

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



**From:** [Josh Campbell](#)  
**To:** [Knotts, Amber](#)  
**Subject:** [EXTERNAL] RE: Referral Packet for Docket LU-24-0005: City of Boulder Wood Chip Berm at 9002 Valmont Road  
**Date:** Tuesday, April 23, 2024 1:17:46 PM  
**Attachments:** [image002.png](#)

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Hello,

Thank you for providing the Town of Erie with a chance to respond. We do not have any comments or concerns at this time.

All the best,

**Josh Campbell** | Senior Strategic Planner

Town of Erie | Planning

Cell: 720-955-2566

[www.erieco.gov](http://www.erieco.gov) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

---

**From:** Morgan, Heather <[hmorgan@bouldercounty.gov](mailto:hmorgan@bouldercounty.gov)>

**Sent:** Tuesday, April 23, 2024 10:48 AM

**To:** !LongRange <[longrange@bouldercounty.gov](mailto:longrange@bouldercounty.gov)>; #CodeCompliance

<[codecompliance@bouldercounty.gov](mailto:codecompliance@bouldercounty.gov)>; #CReferral <[CReferral@bouldercounty.gov](mailto:CReferral@bouldercounty.gov)>; TD

Stormwater Shared Mailbox <[stormwater@bouldercounty.gov](mailto:stormwater@bouldercounty.gov)>; [nfishbein@tnc.org](mailto:nfishbein@tnc.org); Steve Buckbee

<[sbuckbee@lefthandwater.org](mailto:sbuckbee@lefthandwater.org)>; [chrissmith@lefthandwater.org](mailto:chrissmith@lefthandwater.org); [BDRCO@xcelenergy.com](mailto:BDRCO@xcelenergy.com);

[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com); [Renee.Hester@lumen.com](mailto:Renee.Hester@lumen.com); [Relocations@Lumen.com](mailto:Relocations@Lumen.com);

[Schmidtmm@gmail.com](mailto:Schmidtmm@gmail.com); [Melanie.asquith@lafayetteco.gov](mailto:Melanie.asquith@lafayetteco.gov); [randy.noell@outlook.com](mailto:randy.noell@outlook.com); Ranglos,

Chris <[ranglosc@bouldercolorado.gov](mailto:ranglosc@bouldercolorado.gov)>; [bonnellj@bouldercolorado.gov](mailto:bonnellj@bouldercolorado.gov);

[CollinsB@bouldercolorado.gov](mailto:CollinsB@bouldercolorado.gov); [CassidyJ@bouldercolorado.gov](mailto:CassidyJ@bouldercolorado.gov); Melinda Helmer

<[mhelmer@erieco.gov](mailto:mhelmer@erieco.gov)>; Deborah Bachelder <[dbach@erieco.gov](mailto:dbach@erieco.gov)>; Kelly Driscoll

<[kdriscoll@erieco.gov](mailto:kdriscoll@erieco.gov)>; [planning@lafayetteco.gov](mailto:planning@lafayetteco.gov); [planning@louisvilleco.gov](mailto:planning@louisvilleco.gov); Vanessa McCracken

<[bldrvalleyandlongmontcads@gmail.com](mailto:bldrvalleyandlongmontcads@gmail.com)>; [john.noto@state.co.us](mailto:john.noto@state.co.us);

[DNR\\_Area2\\_Landuse@state.co.us](mailto:DNR_Area2_Landuse@state.co.us); [joe.padia@state.co.us](mailto:joe.padia@state.co.us); [coloradoes@fws.gov](http://coloradoes@fws.gov);

[DenverRegulatoryMailbox@usace.army.mil](mailto:DenverRegulatoryMailbox@usace.army.mil); [prevention@mvfpd.org](mailto:prevention@mvfpd.org); Atherton-Wood, Justin

<[jatherton-wood@bouldercounty.gov](mailto:jatherton-wood@bouldercounty.gov)>; Moline, Jeffrey <[jmoline@bouldercounty.gov](mailto:jmoline@bouldercounty.gov)>; Flax, Ron

<[rflax@bouldercounty.gov](mailto:rflax@bouldercounty.gov)>; Frederick, Summer <[sfrederick@bouldercounty.gov](mailto:sfrederick@bouldercounty.gov)>;

HealthWaterQuality-EnvironmentalBP LU <[HealthWQ-EnvironBPLU@bouldercounty.gov](mailto:HealthWQ-EnvironBPLU@bouldercounty.gov)>; Huebner,

Michelle <[mhuebner@bouldercounty.gov](mailto:mhuebner@bouldercounty.gov)>; Morgan, Heather <[hmorgan@bouldercounty.gov](mailto:hmorgan@bouldercounty.gov)>;

Sanchez, Kimberly <[ksanchez@bouldercounty.gov](mailto:ksanchez@bouldercounty.gov)>; Skufca, Erika <[eskufca@bouldercounty.gov](mailto:eskufca@bouldercounty.gov)>;

Transportation Development Review <[TransDevReview@bouldercounty.gov](mailto:TransDevReview@bouldercounty.gov)>; West, Ron

<[rowest@bouldercounty.gov](mailto:rowest@bouldercounty.gov)>

**Cc:** Knotts, Amber <[aknotts@bouldercounty.gov](mailto:aknotts@bouldercounty.gov)>

**Subject:** Referral Packet for Docket LU-24-0005: City of Boulder Wood Chip Berm at 9002 Valmont Road

**External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

**From:** [Area2 Landuse - DNR, DNR](#)  
**To:** [Knotts, Amber](#)  
**Cc:** [Tyler Asnicar - DNR](#); [Chris Mettenbrink - DNR](#)  
**Subject:** [EXTERNAL] Docket LU-24-0005: City of Boulder Wood Chip Berm at 9002 Valmont Road  
**Date:** Tuesday, May 7, 2024 3:17:27 PM

---

Hi Amber,  
CPW staff has reviewed the City of Boulder Wood Chip Berm Project and found that Dry Creek and Teller Lake are mapped as High Priority Habitat. We recommend a set back of 500 ft from the Ordinary High Water Mark, based on your maps and project description, it seems like this is already being followed. Otherwise CPW does not have any further concerns with this project. Thank you for including us in the review of this project.  
Sincerely,

Area 2 Staff  
Lexi Hamous & Tyler Asnicar

**From:** [ColoradoES, FW6](#)  
**To:** [Knotts, Amber](#)  
**Subject:** [EXTERNAL] Wood Chip Berm Response  
**Date:** Tuesday, May 7, 2024 9:05:25 AM

---

Hello Amanda Knotts,

Thank you for contacting the U.S. Fish and Wildlife Service (Service). The Service has reviewed your project and has **no concerns** with this project resulting in impacts to the Preble's Meadow Jumping Mouse. Since there is no federal nexus, we **will not** proceed with a Biological Opinion. We appreciate your efforts to ensure the conservation of threatened and endangered species. Thank you for contacting us, and please let me know if you have any further questions. I can be reached at [Anthony\\_mathy@fws.gov](mailto:Anthony_mathy@fws.gov)

Project Number: 2024-0083111

---

U.S. Fish and Wildlife Service  
Colorado Ecological Services Field Office  
1 Denver Federal Center, Building 25  
Denver, CO 80225

**Right of Way & Permits**

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

May 3, 2024

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

Attn: Amber Knotts

**Re: City of Boulder Wood Chip Berm, Case # LU-24-0005**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the limited impact special use for **City of Boulder Wood Chip Berm** 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.

For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [www.xcelenergy.com/InstallAndConnect](http://www.xcelenergy.com/InstallAndConnect); and if additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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](mailto:donna.l.george@xcelenergy.com)



**From:** [Morgan, Heather](#)  
**To:** [Knotts, Amber](#)  
**Subject:** FW: DNVRCOCW Under Review: Referral Packet for Docket LU-24-0005: City of Boulder Wood Chip Berm at 9002 Valmont Road  
**Date:** Tuesday, May 14, 2024 9:06:17 AM  
**Attachments:** [image003.png](#)  
[Utility Map 1.pdf](#)  
[Utility Map 2.pdf](#)  
[lu-24-0005-bocc-hearing-notice-20240611.pdf](#)  
[LU-24-0005-referral-packet-red.pdf](#)

---

Hi Amber,

Please see below/attached.

Thank you,  
Heather Morgan

---

**From:** Martin, Philip P <Philip.P.Martin@lumen.com>  
**Sent:** Tuesday, May 14, 2024 8:30 AM  
**To:** Morgan, Heather <hmorgan@bouldercounty.gov>  
**Subject:** [EXTERNAL] DNVRCOCW Under Review: Referral Packet for Docket LU-24-0005: City of Boulder Wood Chip Berm at 9002 Valmont Road

Date: 4/23/2024

Attn: [Contact Name]

Thank you for your project notification. LUMEN has reviewed your utility notice regarding **P-549995 CO** | LU-24-0005: City of Boulder Wood Chip Berm at 9002 Valmont Road ("Project"). In response to your inquiry please find the enclosed drawings indicating the approximate location of the project limits.

- **LUMEN has facilities within your proposed construction area. If plans were submitted, the estimated completion date of review is 5/28/2024.**

Please contact your [State One Call](#) prior to construction.

Any changes or additions to the project plans or parameters should be submitted to [relocations@lumen.com](mailto:relocations@lumen.com). Note: the location(s) of facilities shown on drawings you receive from us, are only approximate. LUMEN hereby disclaims any responsibility for the accuracy of this information. Please contact [relocations@lumen.com](mailto:relocations@lumen.com) regarding the above-mentioned project if you should have any questions. Please reference the file number **P-549995 CO** with any future communications.

**Important Notice** - For the States listed below, please add [relocations@brightspeed.com](mailto:relocations@brightspeed.com) to your distribution list for inquiries and updates regarding local facilities.

(AL, AR, GA, IL, IN, KS, LA, MI, MO, MS, NC, NJ, OH, OK, PA, SC, TN, TX, VA, WI)

Thank you for your cooperation!



**Philip Martin**  
Business Analyst  
Tulsa, OK  
[Philip.P.Martin@lumen.com](mailto:Philip.P.Martin@lumen.com)

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# Lumen Facility Map



5/14/2024, 9:14:51 AM

1:5,709

Local Copper UG Route

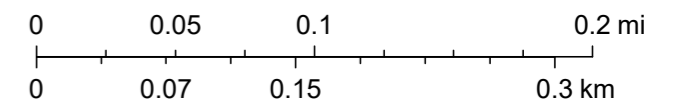
Local Copper Aerial Route Fiber Routes

--- Underground, In Service

— Aerial, In Service

— Aerial, In Service

--- Underground, In Service

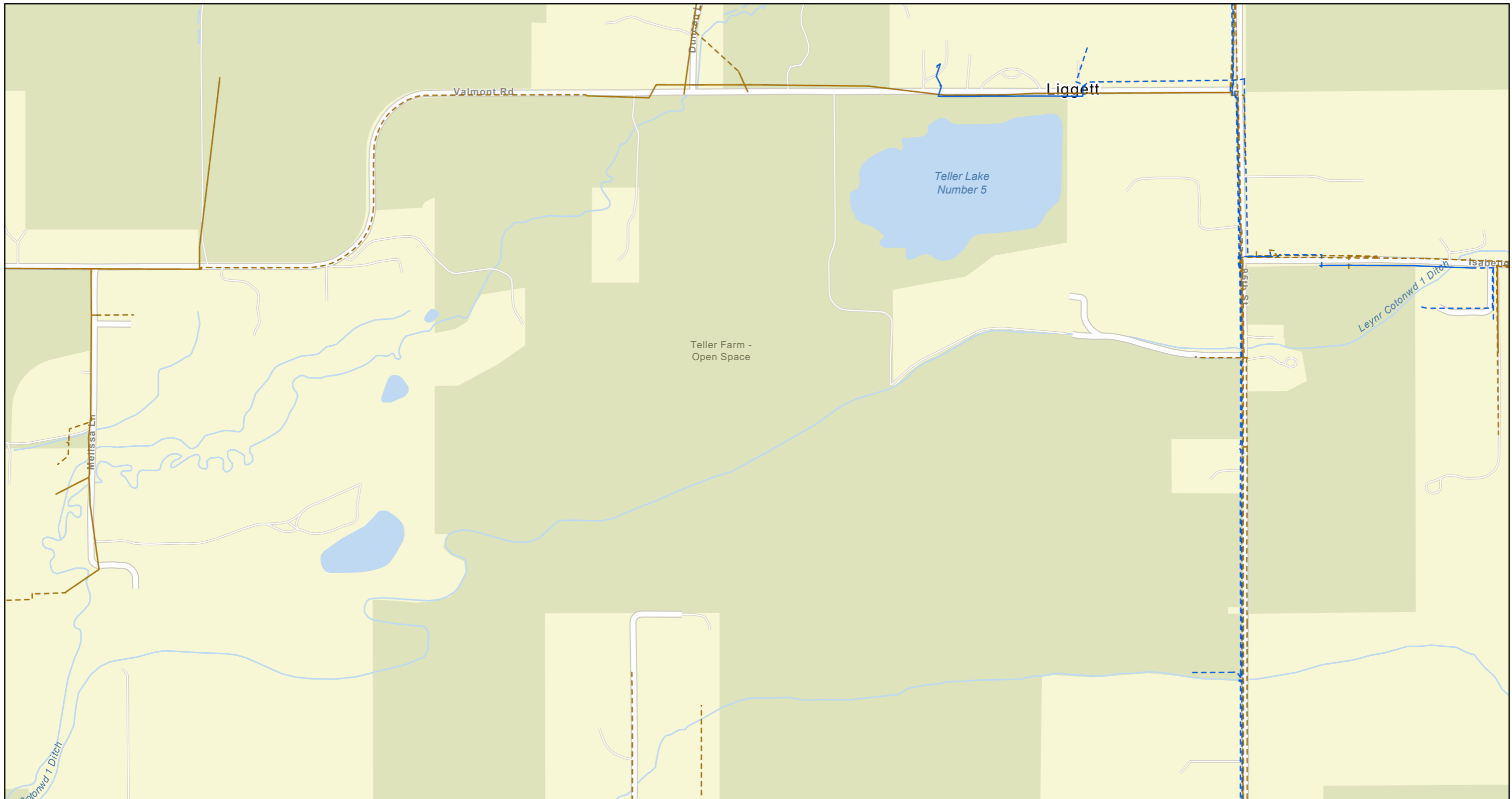


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**B17**

© map data Lumen © 1992 – 2023 TomTom  
 Note: Facilities shown are only approximate and Lumen hereby disclaims any responsibility to third parties for the accuracy of this information. Persons working in the area must contact statewide Call-Before-You-Dig systems.

# Lumen Facility Map



5/14/2024, 9:15:08 AM

1:11,418

Local Copper UG Route

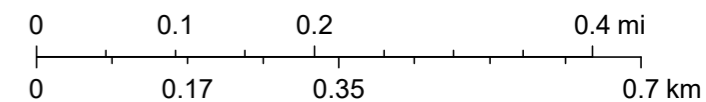
Local Copper Aerial Route Fiber Routes

--- Underground, In Service

— Aerial, In Service

— Aerial, In Service

--- Underground, In Service



Esri Community Maps Contributors, City of Boulder, Boulder County, City and County of Broomfield, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



**From:** [Morgan, Heather](#)  
**To:** [Knotts, Amber](#)  
**Subject:** FW: No Conflict: Referral Packet for Docket LU-24-0005: City of Boulder Wood Chip Berm at 9002 Valmont Road  
**Date:** Thursday, May 23, 2024 11:03:18 AM  
**Attachments:** [image003.png](#)  
[LU-24-0005-referral-packet-red.pdf](#)  
[lu-24-0005-bocc-hearing-notice-20240611.pdf](#)  
[P-549995.png](#)

---

Hi Amber,

Please see below/attached.

Thank you,  
Heather Morgan

---

**From:** Martin, Philip P <Philip.P.Martin@lumen.com>  
**Sent:** Thursday, May 23, 2024 11:01 AM  
**To:** Morgan, Heather <hmorgan@bouldercounty.gov>  
**Cc:** Taylor, Lisa <Lisa.Taylor@lumen.com>  
**Subject:** [EXTERNAL] No Conflict: Referral Packet for Docket LU-24-0005: City of Boulder Wood Chip Berm at 9002 Valmont Road

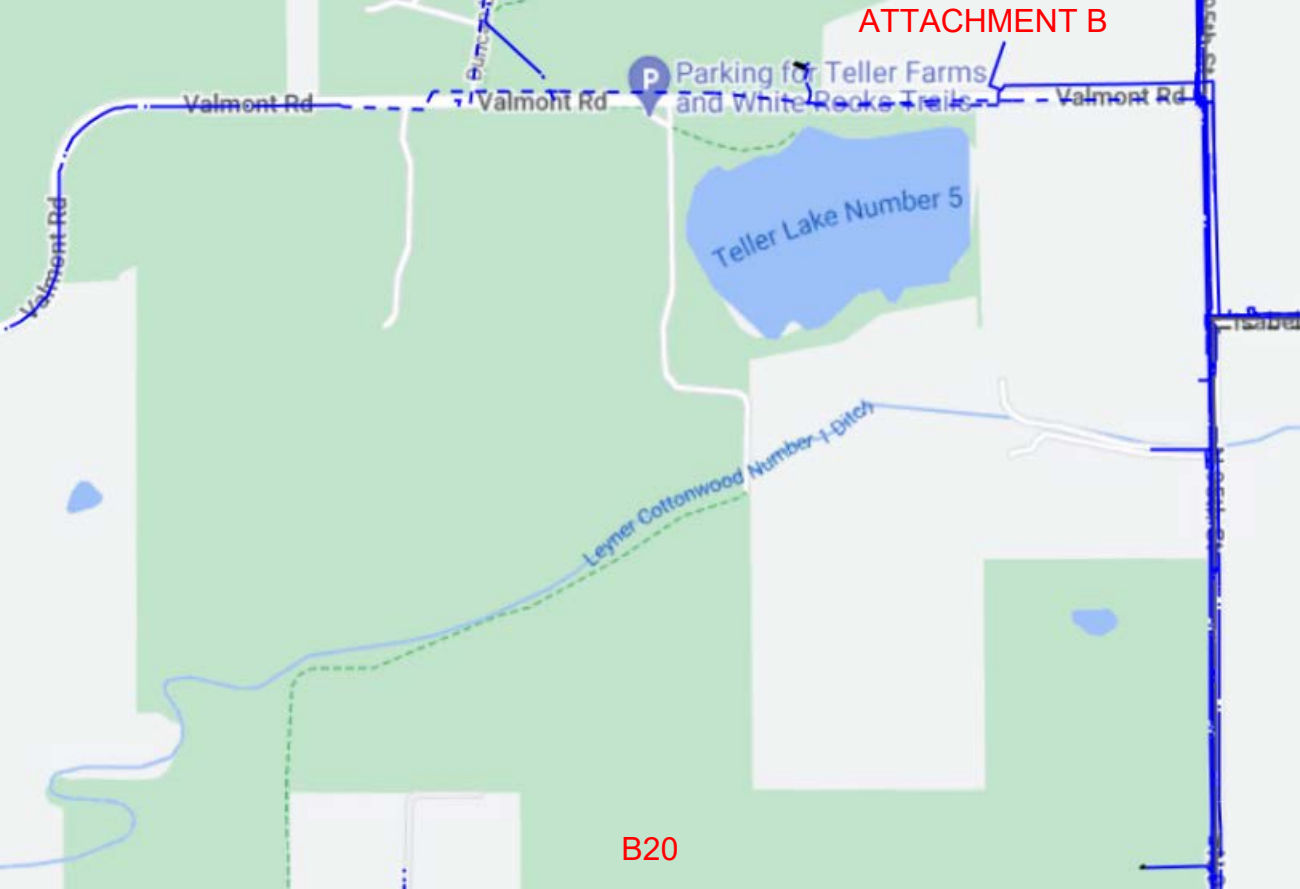
Attn: Heather Morgan

Thank you for your project notification. LUMEN has reviewed your utility notice regarding **P-549995 CO** | Litchfield-Trunk Sanitary Sewer LARC ("Project"). In response to your inquiry please find the enclosed drawings indicating the approximate location of the project limits.

- **LUMEN has facilities within your proposed construction zone, but it has been determined that no relocation will be necessary. However, due to the proximity of your project to our facilities, a LUMEN representative will be required on-site when construction begins.**
- **After review and as of 5/23/24, Lumen facilities are not in conflict with the proposed plans. However, Lumen has aerial facilities located in the Northerly right-of-way of Valmont Rd. crossing into the Southerly right-of-way of Valmont Rd. to the East and West outside the boundaries of this property. Please see the attached snip for reference.**

Please contact your [State One Call](#) prior to construction.

Any changes or additions to the project plans or parameters should be submitted to [relocations@lumen.com](mailto:relocations@lumen.com). Note: the location(s) of facilities shown on drawings you receive from us, are only approximate. LUMEN hereby disclaims any responsibility for the accuracy of this information. Please contact [relocations@lumen.com](mailto:relocations@lumen.com) regarding the above-mentioned project if you should have any questions. Please reference the file number **P-549995 CO** with any future



**From:** DENNIS ROBINSON <robinsondennis@mac.com>  
**Sent:** Thursday, May 9, 2024 2:49 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] Docket: LU-24-0005: City of Boulder Wood Chip Berm

To: Amber Knotts

I realize the deadline was yesterday but request you allow this email to be considered.

I live at 8850 Valmont Rd. Our property is in the east boarder of the proposed berm. We have struggled to keep the prairie dogs off of our property for 24 years the total time we have lived at this address. The day we closed the purchase of our lot the COB released prairie dogs on the land adjacent to our new lot. This made for a sad day.

For 24 years we have dealt with the expanding colony of prairie dogs, weeds and dust due to lack of ground cover since the prairie dogs eat all the vegetation. Curly Doc and thistles cover the colony's area.

The fields the COB says are not irrigated have been irrigated the whole time we have lived here and they have French Drains for proper drainage. The drains are very old and have been in place I am guessing for 75 to 100 years. So this land is irrigated.

I have asked many people in the area if they have seen a plan like the proposed plan in other locations and have not been able to find anyone who has ever seen the proposed plan implemented.

Will this plan work?

What will happen to the wood chips when the wind blows?

Will the prairie dogs borrow into the berm?

Why is the irrigated land being called non-irrigated?

Is this an experiment or this been done successfully in another location?

Is grading of the site going to happen or will material be trucked in?

Why was the plan to move the prairie dog colony, planed a few years ago, abandoned?

What is the cost of this project?

What damage will it to the neighboring private property values and will this be considered when assessing our taxes?

Does anyone care about the value of our property being reduced due to this project?

Will the site be restored if this plan does not work?

If So are the funds in place to do the work?

Have outside independent wildlife experts been consulted by the COB? If so what did they say about this plan?

Many unanswered questions and no answers.

Respectfully,

DENNIS ROBINSON  
robinsondennis@me.com

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