



MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

October 16, 2024, 1:30 p.m.
Third Floor Hearing Room
County Court House
1325 Pearl Street, Boulder

Commissioners Present: Ann Goldfarb
Gavin McMillan
Mark Bloomfield, 2nd Vice Chair
Chris Whitney, Chair
George Gerstle
Bobby Umstead

Commissioners Excused: Sam Libby, Vice Chair
Rachel Lee
Rita Manna

1. CALL TO ORDER

The meeting was called to order at approximately 1:34 p.m. by Chair Chris Whitney.

2. ROLL CALL

3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

3.1 Approval of meeting minutes for August 21, 2024

MOTION: George Gerstle **MOVED** that the Boulder County Planning Commission **APPROVE** the meeting minutes from August 21, 2024.

SECOND: Mark Bloomfield

VOTE: Motion **PASSED** {6:0}

4. STAFF UPDATES

None.

5. **ITEMS**

5.1 Docket V-24-0001: Kostecki-Keil Right-of-Way Vacation

Sam Walker, Planner II, presented the application for Nicholas Kostecki and Amanda Keil, Request to vacate a portion of the Riverside Drive right-of-way to eliminate a structural encroachment into the existing right-of-way boundary. The proposal is in the Forestry zoning district at 468 Riverside Drive, approximately .5 miles west of the easternmost intersection of Riverside Drive and SH7, in Section 34, Township 3N, Range 72W.

PUBLIC HEARING OPENED

SPEAKERS: Nicholas Kostecki and Amanda Keil, 468 Riverside Drive (Property Owners/Applicants)

PUBLIC HEARING CLOSED

MOTION: Chris Whitney **MOVED** that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend to the Board of County Commissioners **CONDITIONAL APPROVAL** of Docket V-24-0001: Kostecki-Keil Right-of-Way Vacation with the 4 conditions stated in the staff recommendation.

CONDITIONS OF APPROVAL:

1. Only a 10-foot wide strip of the existing right-of-way is to be vacated and incorporated into the adjacent parcel at 468 Riverside Drive, such that the new dividing line between the private parcel and the public right-of-way matches the northern boundary of the 40-foot right-of-way described on the Riverside Plat Block No. 5 3rd Addition, recorded June 21, 1924 at Reception No. 90204849.
2. Prior to the recordation of the Boulder County Commissioners' Resolution, the applicants must submit a new survey of the subject parcel's new configuration. The survey must include the full extent of the onsite wastewater treatment system and its setbacks to the updated parcel boundaries. The following requirements must also be met prior to recordation of the Resolution:
 - a. If the onsite wastewater septic system is located within 10 feet of a property line, the applicants must notify Boulder County Public Works.
 - b. If the onsite wastewater septic system extends beyond the updated parcel boundary and into the right-of-way, the applicants must complete a license agreement with Boulder County Public Works.
3. The applicant shall meet all the post approval requirements within one year after the date of the Board of County Commissioners' Resolution approving this vacation. This Resolution and associated documents shall also be recorded by Community Planning & Permitting Staff with the County Clerk and Recorder's Office within this one-year timeframe. This vacation approval shall not be considered final or effective until this recordation. Finally, this vacation approval shall expire if recordation does not occur within the required one-year timeframe (unless an extension is granted).

4. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for docket V-24-0001: Kostecki-Keil Right-of-Way Vacation.

SECOND: George Gerstle

VOTE: Motion PASSED {6:0}

- 5.2 Docket SD-23-0003: Rodriguez TDR/PUD [ITEM TABLED TO NOVEMBER 20, 2024 PLANNING COMMISSION PER APPLICANT'S REQUEST]

6. ADJOURNMENT

The meeting was adjourned at approximately 2:18 p.m.