



MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

August 21, 2024, 1:30 p.m.
Third Floor Hearing Room
County Court House
1325 Pearl Street, Boulder

Commissioners Present: Ann Goldfarb
Sam Libby, Vice Chair
Mark Bloomfield, 2nd Vice Chair
Chris Whitney, Chair
George Gerstle
Rachel Lee
Rita Manna

Commissioners Excused: Gavin McMillan
Conor Canaday

1. CALL TO ORDER

The meeting was called to order at approximately 1:31 p.m. by Chair Chris Whitney.

2. ROLL CALL

3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

3.1 Approval of meeting minutes for July 17, 2024

MOTION: Mark Bloomfield **MOVED** that the Boulder County Planning Commission **APPROVE** the meeting minutes from July 17, 2024.

SECOND: Rachel Lee

VOTE: Motion **PASSED** {6:0} Abstained: George Gerstle

4. STAFF UPDATES

None.

5. **ITEMS**

5.1 Docket SU-24-0004: Zeke's Quality LLC

Pete L'Orange, Planner II, presented the application for McRawhide LLC c/o Jill and Mark McIntyre (owners), and Diamond Riley (applicant) for Special Use Review to permit a second principal use of Marijuana Establishment in an existing structure. The property is located in the Light Industrial (LI) zoning district at 5853 Rawhide Court, located north of Longhorn Road, near the northeast corner of US 36 and Longhorn Road, in Section 6, Township 1N, Range 70W.

PUBLIC HEARING OPENED

SPEAKERS: Diamond Riley (applicant), Mark McIntyre (owner)

PUBLIC HEARING CLOSED

MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket SU-24-0004: Zeke's Quality LLC subject to the conditions outlined in the Staff Recommendation Packet, with the amendments stated below.

CONDITIONS OF APPROVAL:

1. The applicant must provide a Development Agreement, for review and approval by County staff, prior to the issuance of any permits by the Boulder County Land Use Department and prior to therecording of said agreement.
2. At permitting, the applicants must submit a revised parking plan, for review and approval byCommunity Planning & Permitting staff, showing a total of 12 parking spaces, including sevenfor the existing Light Industrial (Sonoma Tile) use, four for the Marijuana Establishment, and oneADA accessible parking space. All parking spaces must comply with the Boulder CountyMultimodal Transportation Standards (MMTS).
3. Prior to issuance of any Certificate of Occupancy, Community Planning & Permitting staff mustinspect the parking lot for compliance with the MMTS and ADA requirements.
4. ~~Prior to issuance of any Certificate of Occupancy, the parking spaces for the tile business andthe Marijuana Establishment must be clearly designated through signage or other appropriatemeans.~~
5. Prior to issuance of any Certificate of Occupancy, all parking spaces must be clearly definedand delineated through the use of wheel stops or other appropriate means.
6. The applicant must obtain and maintain all applicable permits and licenses.
7. No on-site sales are approved or permitted for the Marijuana Establishment use.

8. Prior to issuance of any Certificate of Occupancy, the area adjacent to the fence on the eastern property line must be designated for use as fire lane, and must include "No Parking Fire Lane" signs.
9. Any externally illuminated signs be restricted to one lighting fixture, which must comply with Article 7-1300 of the Code (Outdoor Lighting); internally illuminated signs are prohibited. Sign permits are required for all signage.
10. The applicants are subject to the terms, conditions, and commitments of record and in the file for Docket SU-24-0004: Zeke's Quality LLC.

SECOND: Ann Goldfarb

VOTE: Motion PASSED {7:0}

6. ADJOURNMENT

The meeting was adjourned at approximately 2:06 p.m.