



Community Planning & Permitting

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

**BOULDER COUNTY
PLANNING COMMISSION
PUBLIC HEARING**

September 17, 2025 at 1:30 p.m.

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

**SU-23-0013/SE-24-0005 Riverside Cabins Lodge and Boundary Line
Adjustment**

STAFF PLANNER: Sam Walker

DATE ISSUED: September 10, 2025

Docket SU-23-0013/SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment

Request: Special Use Review to establish a Resort Lodge use for up to 34 guests at a time in cabins located at 16190, 16202, 16194, and 16188 N. St. Vrain Drive and Subdivision Exemption request to adjust the boundary lines between 16194 and 16198 N. St. Vrain Drive.

Location: 16188 N. St. Vrain Drive, accessed via an existing driveway immediately south of the intersection of N. St. Vrain Drive (AKA US 36) and Longmont Dam Road.

Zoning: Forestry (F)

Owners: Rockmont Investments LLC, Flatirons IRA LLC

Applicant: Micah Kohls

Agent: Tom Parko

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SUMMARY

The subject application is a Special Review to establish a Resort Lodge, Conference Center, or Guest Ranch use on several parcels in the Forestry zoning district. The applicants have also proposed a Subdivision Exemption request to adjust an internal boundary between two of the parcels. With the recommended conditions of approval, staff find that the proposal can meet the Special Review Criteria in Article 4-601 of the Boulder County Land Use Code (the Code) and recommend that the Planning Commission recommend conditional approval of the proposal to the Board of County Commissioners.

DISCUSSION

The proposed use will be located across six separate parcels that have been recognized together as two separate building lots. Four of the lots (16188 N. St. Vrain Drive, 16190 N. St. Vrain Drive, 16202 N. St. Vrain Drive, and 16194 N. St. Vrain Drive) form a single building lot that is currently owned by Rockmont Investments LLC. The remaining two lots share the same street number (16198 N. St. Vrain Drive), form the second of the two building lots, and are owned by Flatirons IRA LLC.

For the purposes of this staff recommendation, “subject property” will be used to refer to the collective property formed by all six parcels, while individual parcels will be referred to by their assigned street address numbers.

The subject property comprises approximately 4.2 acres of land, and is accessed via an existing driveway at 16188 N. Saint Vrain Drive. The driveway is located immediately southwest of the intersection of N. St. Vrain Drive and Longmont Dam Road as shown in Figures 1 and 2 below.

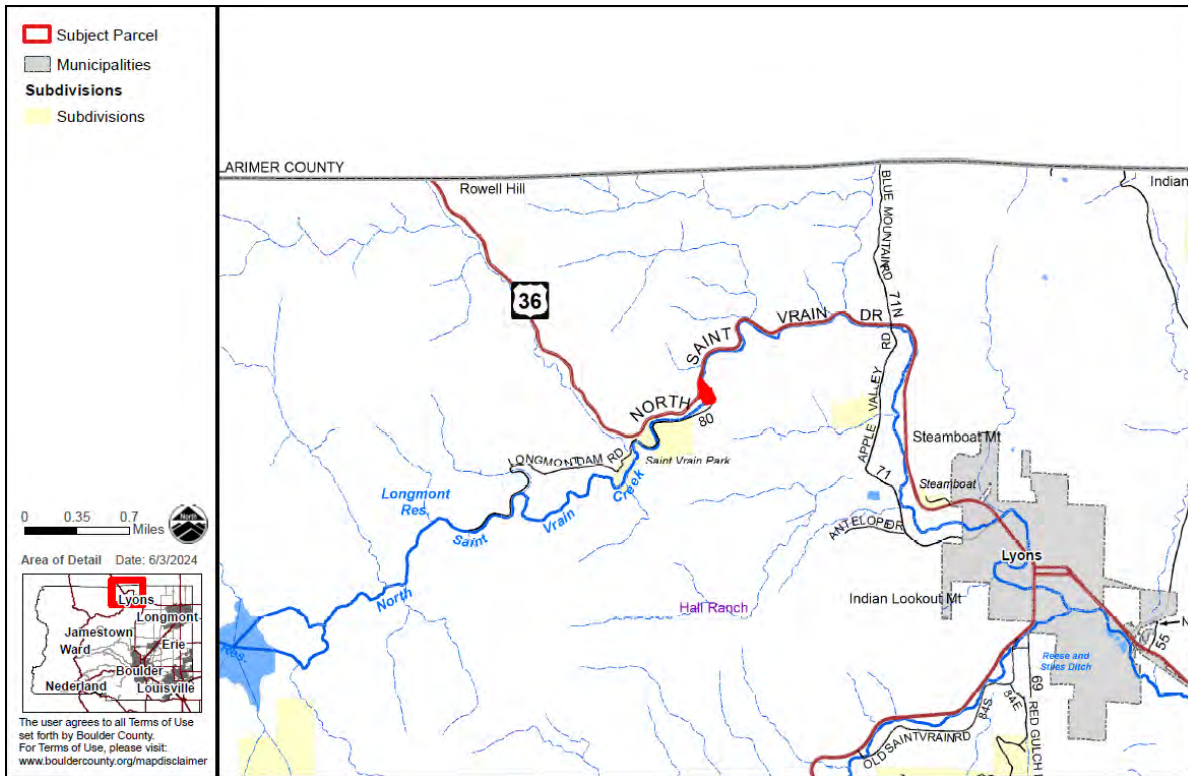


Figure 1: Vicinity map of subject property.

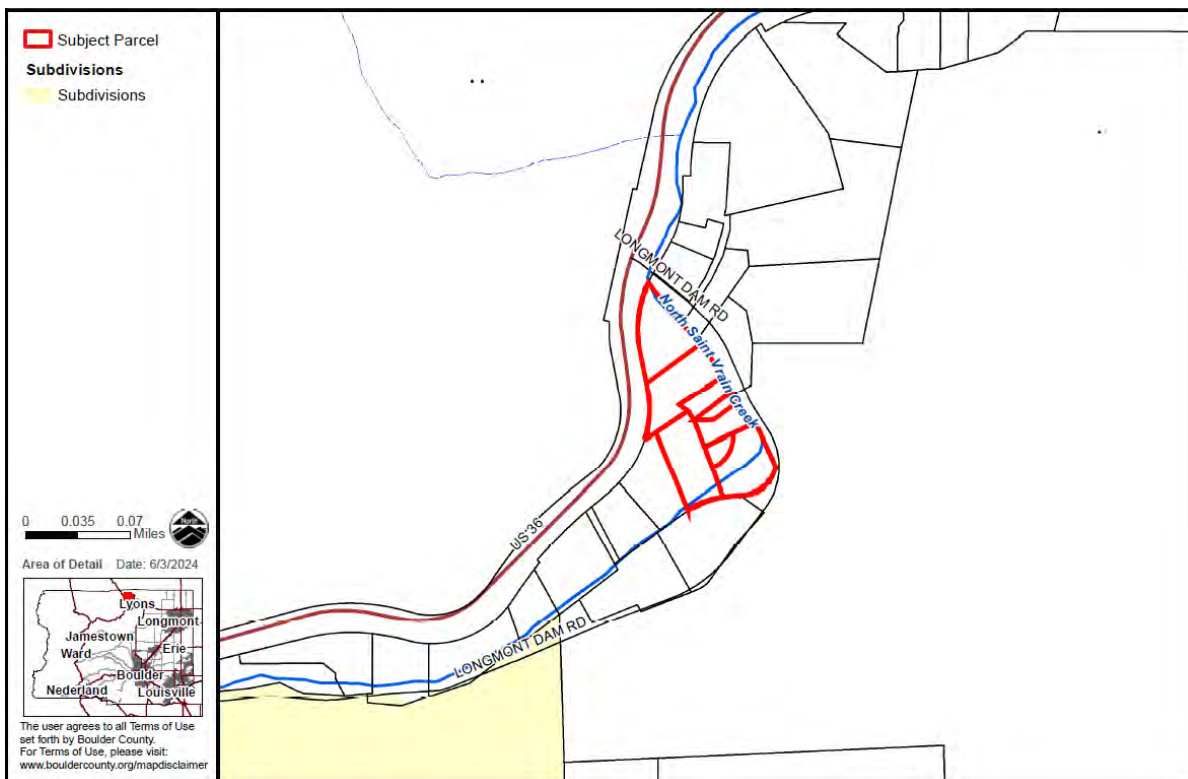


Figure 2: Location map of subject property

The Boulder County Comprehensive Plan (“the Comprehensive Plan”) identifies several resources of note on or near the subject property, including the North St. Vrain Environmental Conservation Area, an Archaeologically Sensitive Travel Route, an Archaeologically Sensitive Area, Riparian Areas, and Significant Natural Communities. There are also view protection scores ranging from 1.47 to 1.93 (out of 5) along N. St. Vrain Drive and a score of 2.77 along Longmont Dam Road in the vicinity of the subject property (see Figure 3, below).

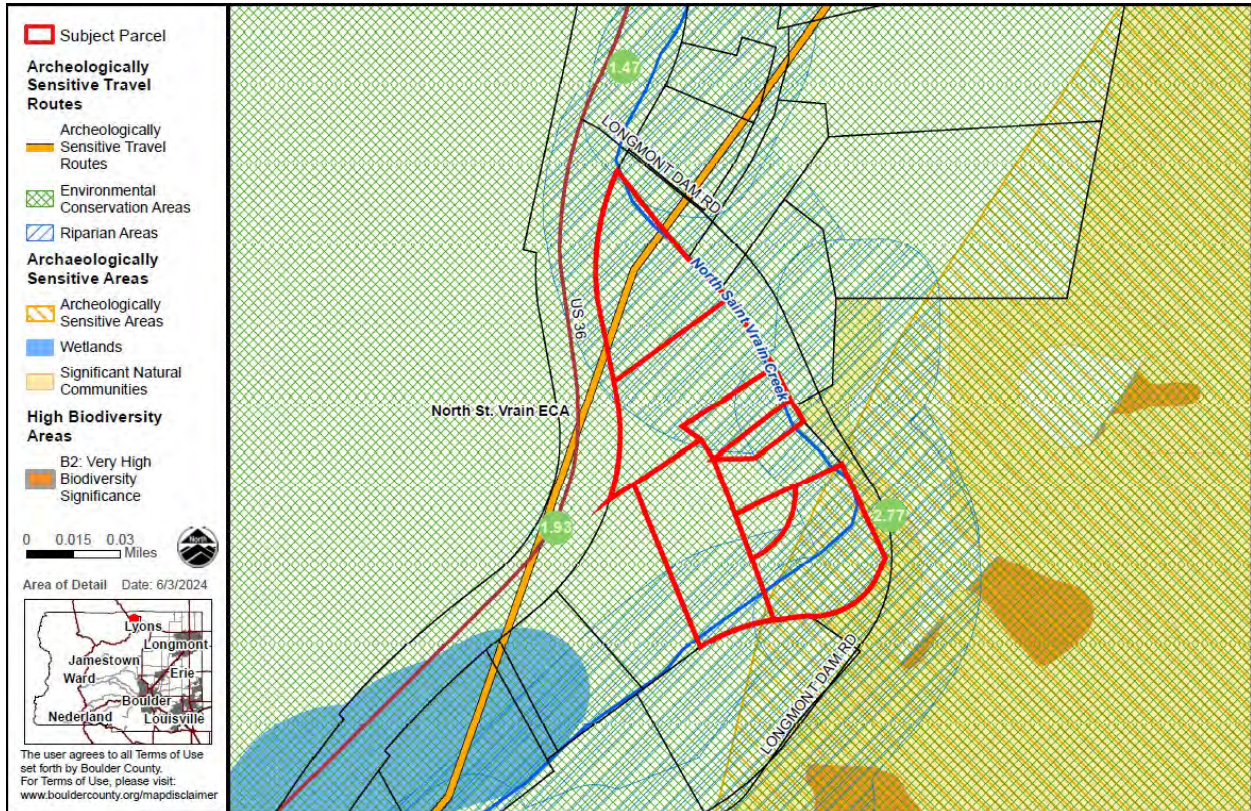


Figure 3: Comprehensive Plan map of the subject property.

Much of the land in the immediate vicinity of the subject property is County-owned Open Space, or encumbered by County conservation easements as shown in Figure 4 below.

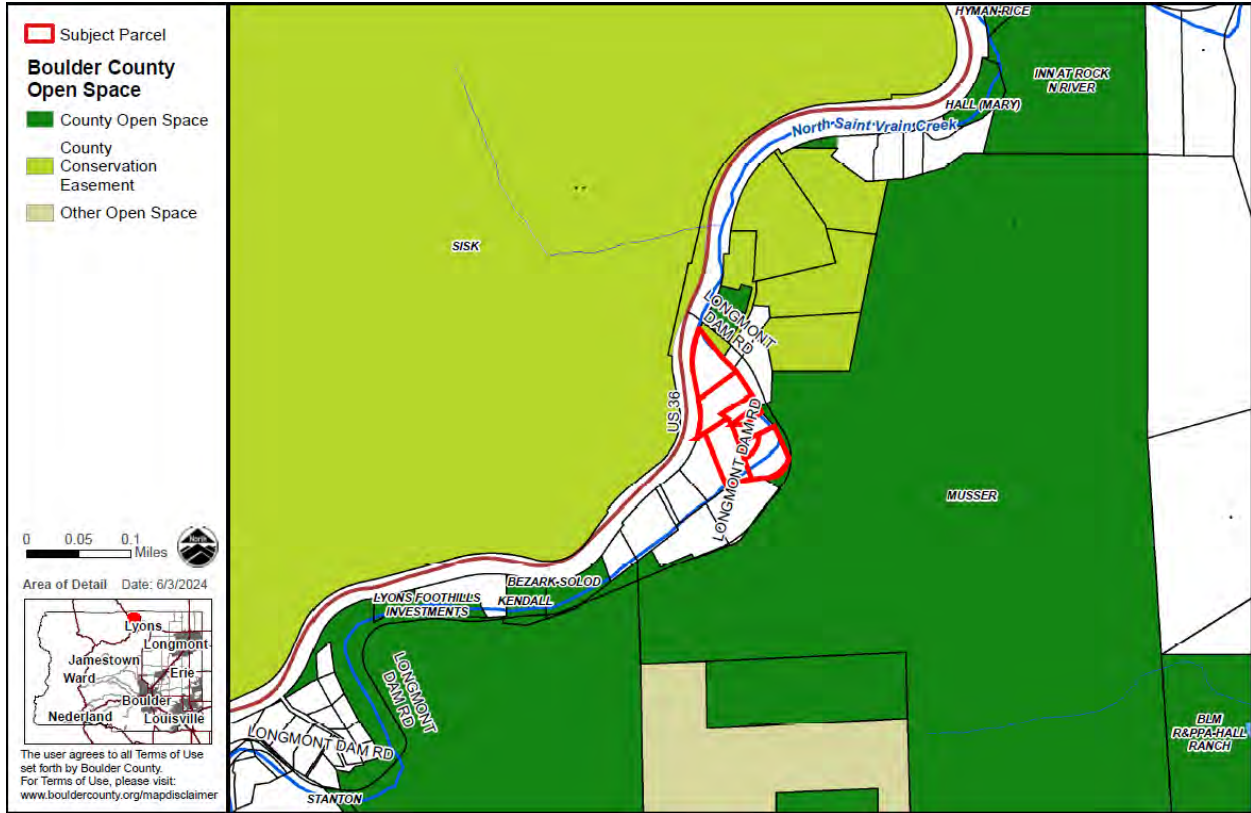


Figure 4: Public Lands map showing the area around the subject property.

As shown in Figure 5, below, several areas of the subject property are located within the Floodplain Overlay district due to the proximity to North St. Vrain Creek.

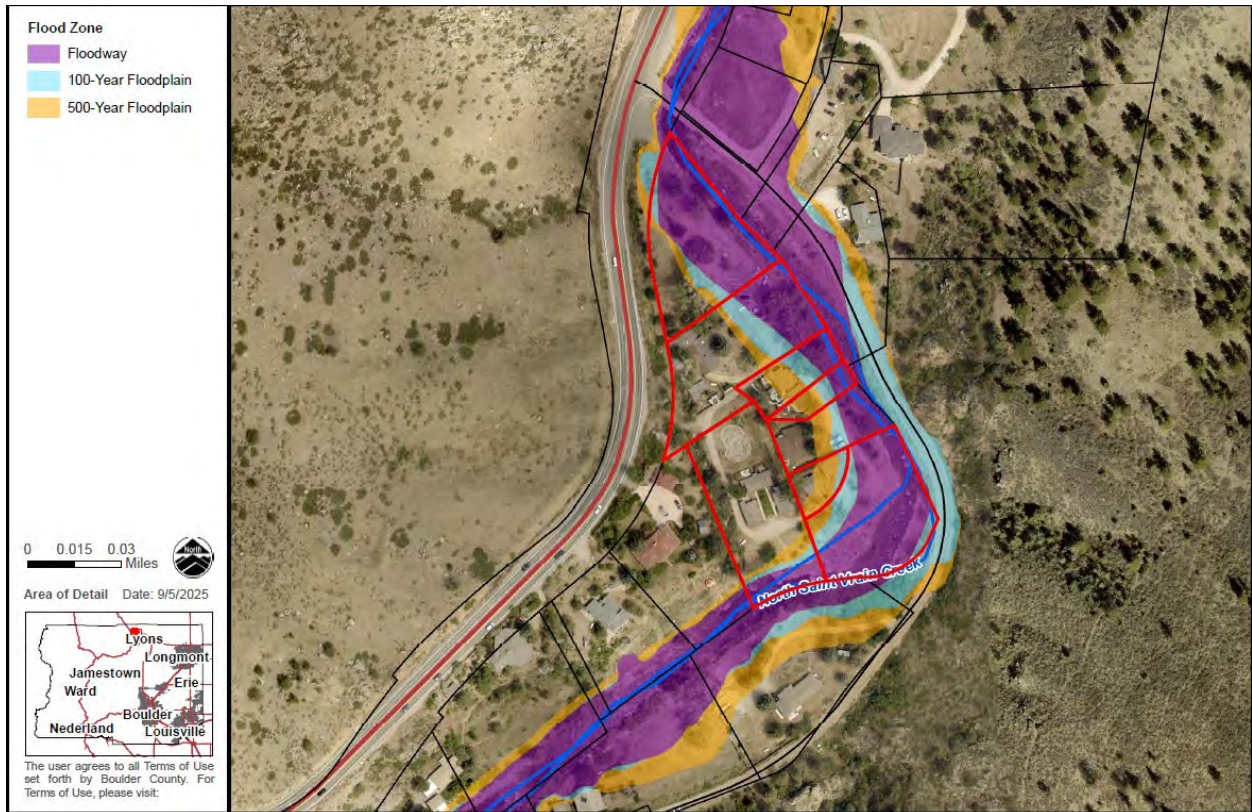


Figure 5: Floodplain Overlay district map showing the subject property.

Historic records indicate that the subject property was operated as a resort in some form dating back to the mid-1800s, and a subcommittee of the Boulder County Historic Preservation Advisory Board determined that several of the cabins on the subject property were eligible for historic landmark status on December 4, 2023. From the early 1950s until the 2013 flood, the subject property was known as Shelly’s Cottages. Shelly’s Cottages met the definition of a “Resort Lodge, Conference Center, or Guest Ranch” use as defined in the Code, but was considered a nonconforming use because it predated current Code provisions that require such uses to receive Special Use approval in the Forestry zoning district.

Following the 2013 flood, the resort lodge use was discontinued and the subject property sat mostly vacant for several years (although the owners who had formerly operated the business continued living in a single unit dwelling that is surrounded by the subject property at 16200 N. St. Vrain Drive). The subject property was then purchased by the current owners in 2021 and began operating again as a resort. Per Article 4-1003.G of the Code, “The right to continue a nonconforming use terminates as soon as the use is abandoned through the discontinuance of the use for an uninterrupted period of six months or more, as a result of causes within the control of the property owner or their agent.” The 2013 flood caused a complete washout of the driveway to the subject property, but County records indicate that the buildings were not damaged, and that adequate

access had been reestablished by June of 2014. Because the nonconforming use was discontinued for more than 6 months due to an event that was outside of the owners' control, the nonconforming use could have continued following reestablishment of access to the subject property. However, the owners chose not to continue the use for several years and, as a result, the nonconforming use was terminated.

Per Article 4-507.D.2 of the Code, Special Review is required to establish a new Resort Lodge, Conference Center, or Guest Ranch use in the Forestry zoning district.

Following the original application submittal, staff noted that the boundary line that divides two of the subject parcels, 16194 N. St Vrain Drive and 16198 N. St. Vrain Drive, passed through a section of the structure known as the Cedar and Oak Cabins (see Figure 6 below). After discussion with staff, the applicants submitted an application for Subdivision Exemption to adjust this shared boundary line so that it no longer passes through a structure (as illustrated in Figure 7 below). Staff note that applications for Subdivision Exemption do not fall under the purview of the Planning Commission, and therefore staff has not provided a criteria analysis for the proposed boundary line adjustment with this recommendation. The Board of County Commissioners will review the proposed boundary line adjustment at a future hearing.

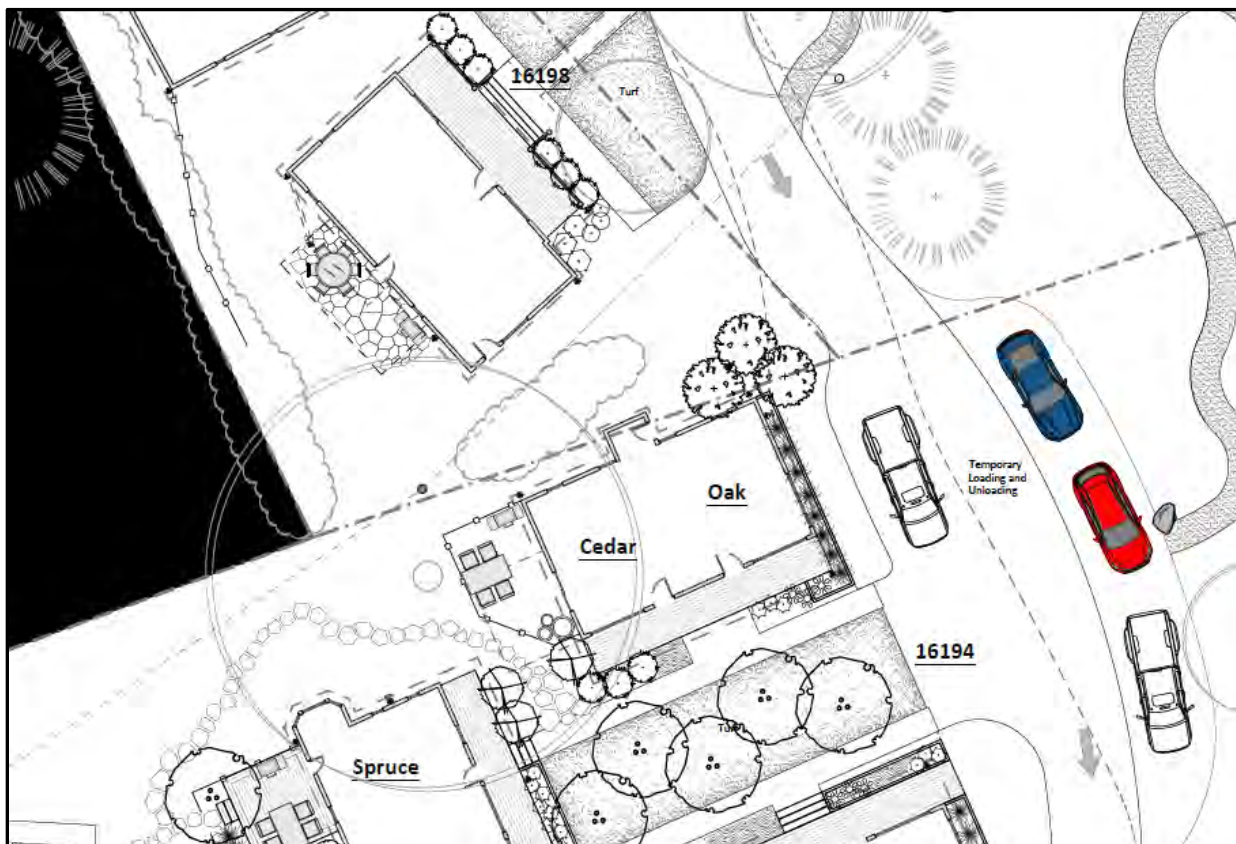


Figure 6: Detail image from applicants' site plan showing shared boundary line that passes through a cabin.

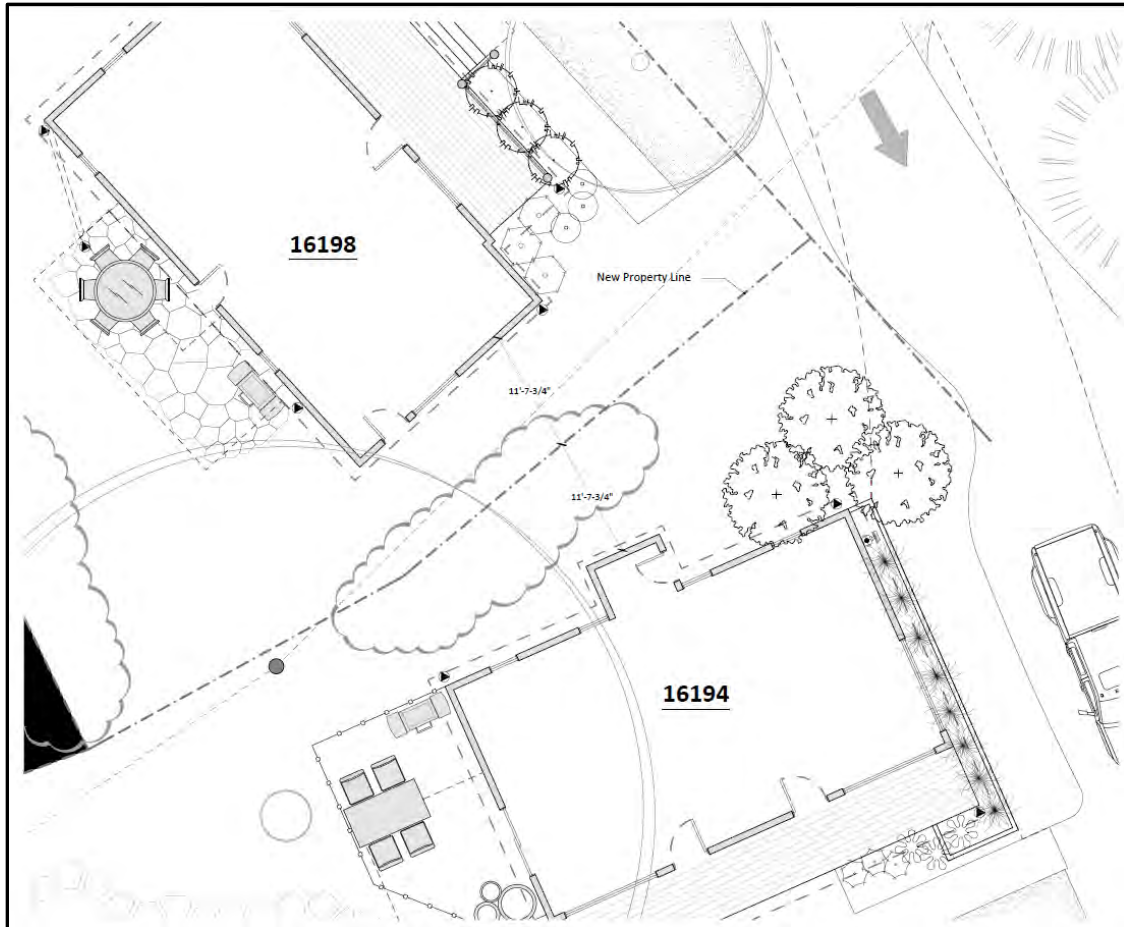


Figure 7: Detail image showing proposed new boundary line between 16194 and 16198 N. St. Vrain Drive.

As detailed in the criteria review below, staff find that the proposed Resort Lodge, Conference Center, or Guest Ranch use 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 Building Safety & Inspection Services Team: This team reviewed the proposal and stated that a building permit, plan review, and inspection approvals are required for all remodel or repair work. Additions, deconstruction and any alterations, remodeling, and any electrical, mechanical, or plumbing work also requires permits. A separate permit is required for each structure. The referral response also acknowledged the “extensive rehabilitation efforts” described in the application narrative, noting that there are no active permits for the work. Discussion was also included relating to plumbing and accessibility requirements, required wind and snow loads, the necessity of ignition-

resistant construction and defensible space, and that the Fire Protection District may have additional requirements.

Boulder County Floodplain Program: The Floodplain Program referral response expressed no conflicts with the proposed boundary line adjustment, but noted that amenities installed by the applicants including trails, fire pit pads, and stairs into North St. Vrain Creek are all within the Floodplain Overlay district and require a Floodplain Development Permit (FDP). The response also noted that liquid propane gas or other similar storage tanks are prohibited in the Floodplain Overlay district, and that the tanks associated with the constructed fire pits must be removed.

Boulder County Historic Preservation Team: The Historic Preservation Team referral response noted two past Historic Preservation Advisory Board findings that the subject property is eligible for Historic Landmarking, and recommended that such landmarking be made a condition of approval for the proposed lodging use.

Colorado Division of Natural Resources, Division of Water Resources (DNR DWR): The DNR DWR referral response described an existing permitted well on the property that replaced a previous well, but noted that a Well Abandonment Report for the previous well was not received. The response also noted that the permitted well cannot be used for lawn or landscape irrigation, watering of domestic animals or poultry, filling of a hot tub, or any other purpose outside of the commercial building, and expressed concern that the number of guests proposed by the applicants would cause the use to exceed the annual allotment of water that is permitted to be drawn from the well (1 acre-foot, or 325,900 gallons).

Boulder County Wildfire Mitigation Team: The Wildfire Team referral response noted that wildfire mitigation is required for the proposal, including additional requirements that a Wildfire Partners certificate will be required for the property, and that the Lyons Fire Protection District will need to approve an emergency water supply.

Boulder County Development Review Team – Access & Engineering (DRT A&E): This team reviewed the proposal and initially placed the application on hold, requesting submittal of a Transportation System Impact Review (TSIR), a drainage letter to demonstrate stormwater treatment, and easement information detailing a legal ability to use the access that crosses the privately-owned parcel at 16200 N. St. Vrain Drive.

Following the submittal of the requested documents, DRT A&E submitted a second referral response noting that legal access to public right-of-way and across 16200 N. St. Vrain Drive had been demonstrated. The referral also recommended that the driveway be brought into compliance with the Multimodal Transportation Standards (MMTS) but agreed with the findings of the TSIR that no auxiliary lane or other improvements to N. St. Vrain Drive are required. They also noted that the parking requirement for the proposed use is

met, and recommended a condition of approval requiring maintenance of a vegetated buffer between paved parking/driveway areas and North St. Vrain Creek.

Colorado Department of Transportation (CDOT): The CDOT referral response noted that a new Highway Access Permit is required, and that changes to the existing physical access to N. St. Vrain Drive may be required.

County Parks & Open Space Natural Resources Planner: The Natural Resources Planner reviewed the application materials and described concerns with the management of riparian areas along the northern bank of North St. Vrain Creek. They recommended a condition of approval requiring revegetation of the riparian areas, and also recommended that the applicants consult with the Parks & Open Space Department, CSU Extension office, or a riparian restoration consultant.

Lyons Fire Protection District: The Lyons FPD referral response expressed a lack of concern regarding the proposed boundary line adjustment, but did not comment on the proposed lodging use. Staff received a second referral response from the FPD on September 5, 2025, which again noted no concern with the proposed boundary line adjustment, but did not address the proposed lodging use directly.

Adjacent Property Owners: Notices were sent to 18 nearby property owners, and staff received two comments from the western-adjacent neighbor (staff also note several phone calls with this neighbor prior to, and during, the application review). The neighbor expressed several concerns with the proposed use, including a lack of compatibility with the neighborhood, unpermitted construction work to the existing cabins and within the Floodplain Overlay district, and repeated instances of lodge guests trespassing outside of the subject property.

Agencies that responded with no conflict: Boulder County Parks & Open Space Conservation Easement Team and US Fish and Wildlife Service.

Agencies that did not respond: Boulder County Long Range Planning Team, Boulder County Code Compliance Team, Boulder County Assessor, Boulder County Attorney's Office, Boulder County Parks & Open Space Real Estate, Boulder County Public Health Child Health Promotion, Boulder County Sheriff, Boulder County Treasurer, Boulder County Public Works Road Maintenance, Boulder County Public Works Stormwater Quality, St. Vrain & Left Hand Water Conservancy District, Poudre Valley REA, Town of Lyons Community Development Department, Larimer County Planning Department, Boulder Valley & Longmont Conservation Districts, and History Colorado Office of Archaeology and Historic Preservation.

SPECIAL REVIEW CRITERIA

The Community Planning & Permitting staff has evaluated the Special Review standards for approval of a Resort Lodge, Conference Center, or Guest Ranch in the Forestry zoning district, per Article 4-601 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;***

A Resort Lodge, Conference Center, or Guest Ranch is an allowed use in the Forestry zoning district, subject to the provisions of Article 4-507.D of the Code. Article 4-507.D.2 notes that this lodging use is permitted by Special Review in the Forestry zoning district, and Article 4-507.D.5 includes additional provisions for the proposed use, which are described and addressed below.

4-507.D.5 Additional Provisions

- a. Guest residency is limited to no more than 90 days.***

The narrative submitted by the applicants did not note any proposed minimum or maximum stay for guests. To ensure that this provision is met, staff recommend a condition of approval limiting guest residency to no more than 90 days.

- b. Accessory on-site housing may be allowed for caretakers or staff members.***

The application narrative indicates that no caretakers or staff members will reside on the subject property full-time. Therefore, staff recommend that the Development Agreement recommended as a condition of approval below includes details regarding proposed staffing of the subject property.

Other Applicable Requirements

The application narrative describes “an extensive rehabilitation effort” following the purchase of the subject property by the current owners, including construction of a new well and installation of a permitted septic system. Staff, however, note that the existing cabins on the site appear to have undergone extensive interior remodels without any issued building permits. A listing on the business website also shows a hot tub located adjacent to the “Main Lodge” which was not shown on the submitted site plan. As described in the referral response submitted by the Building Safety & Inspection Services Team, permits are required for remodels, repairs, alterations, and any electrical, mechanical, or plumbing work. A building permit is also required for installation of a hot tub.

Staff recommend a condition of approval requiring building permits for all unpermitted work that has been performed on the subject property, and that all permits be completed prior to the commencement of the proposed use.

To ensure that the proposed use will comply with all applicable requirements described throughout this recommendation, staff recommend a condition of approval requiring the recordation of a Development Agreement prior to the issuance of any building permits or commencement of the use.

Therefore, as conditioned, this standard and the Additional Provisions for a Resort Lodge, Conference Center, or Guest Ranch described in Article 4-507.D 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;***

Staff find that the proposed use will be compatible with the surrounding area. As shown in Figure 8 below, the area immediately around the subject property consists mostly of low-density residential development or vacant, publicly-owned lands.



Figure 8: Regional aerial photo

As discussed previously in this recommendation, a lodging use of some kind has been operating on the subject property for the better part of the last 150 years, including a continuous stretch from the early 1950s until 2013. The subject property is also located in the Upper St. Vrain Census County Division, which was referenced in the staff report for *DC-23-0001: Text Amendments to the Land Use Code related to Short-Term Dwelling and Vacation Rentals* as an area where 55.7% of the housing units are classified as “for seasonal, recreational, or occasional use.” Although the proposed use is not a unit of housing and will not provide staff or caretaker housing, lodging for seasonal or vacation-style tenants is clearly common in the area.

The proposed use is also located along N. St. Vrain Drive, which serves as a primary access road for travelers from the Denver metropolitan area on their way to Rocky Mountain National Park and other public lands in the western mountains of Boulder County. As such, it is a natural and appropriate location for seasonal or vacation-style rentals.

The applicants have proposed little to no changes to the existing resources or development on the site, and staff-recommended conditions listed elsewhere in this recommendation will ensure that the proposal maintains long-term compatibility with the surroundings.

Therefore, staff find that this criterion is met.

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

Staff reviewed the proposed project in relation to the Boulder County Comprehensive Plan and identified several goals and policies which are particularly applicable to this proposal.

Countywide Goal 3: Land Use Patterns. Diverse, compatible, and functional land use patterns should be established and, when necessary, revised to prevent urban and rural decay.

As discussed above, staff find that the proposed use will be compatible with other nearby land uses while imposing minimal impact to the underlying land. It will also allow the subject property to reestablish an existing use for all of the buildings on-site, which otherwise might be allowed to decay because they would need to be converted to some other allowed use.

Cultural Resources Element Goal 1: Identify & Protect. Boulder County identifies and protects cultural resources which meet national, state, or local criteria for historic designation from destruction or harmful alteration.

As described in the referral response submitted by the Historic Preservation Team, the Historic Preservation Advisory Board subcommittee found that the subject property is eligible for historic landmarking during two separate meetings.

To ensure that the historic resources on the subject property are protected, staff recommend a condition of approval requiring that the subject property be receive Historic Landmark designation prior to the recordation of the Development Agreement.

Economic Policy EC1.04 Tourism and Recreation. Boulder County acknowledges and values the tourism and recreation industries for the diversity and vitality they bring to the local economy. The county seeks to provide opportunities for these industries to thrive without placing an undue burden on the county's resources or compromising its rural character.

Staff find that the proposed lodging use, by functioning as transient lodging for visitors to the western mountains and as conditioned in this recommendation, will support the tourism and recreation industries without burdening county resources or compromising the county's rural character.

Other Considerations

The entirety of the subject property is located within the North St. Vrain Environmental Conservation Area, and other Comprehensive Plan-identified resources in the area include Riparian Areas and Significant Natural Communities. The referral response submitted by

the Parks & Open Space Natural Resource Planner indicated limited concern related to the proposed use's impacts on these identified resources, but did note that areas along the north bank of North St. Vrain Creek appeared to have been heavily impacted by the 2013 Flood and had not been properly maintained in the years following the completion of flood recovery construction in the area.

To ensure that the streambank areas are properly managed, staff recommend a condition of approval requiring the provision and implementation of a Revegetation and Landscape Maintenance Plan with the building permit submittal. Staff note that, as described in the DNR DWR referral response, the water drawn from the well on-site cannot be used for lawn or landscape irrigation. If such irrigation is proposed in the revegetation and landscaping plan, the plan must include an approved water source.

Therefore, as conditioned, staff find 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.

As discussed above, the applicants have proposed minimal changes to the existing on-site development, and referral agencies have responded with limited concerns that the proposal will result in effects that could result in an over-intensive use of land or the excessive depletion of natural resources.

The proposal will re-use existing areas of disturbance, and with the recommended conditions for revegetation, landscaping, and historic landmarking, staff find that 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 find this criterion is met.

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

As noted in the DNR DWR referral response, there is an existing commercial well on the property that is allowed to serve an individual commercial business. However, the well cannot be used for lawn or landscape irrigation or the filling of a hot tub (or any other outside uses). The referral response also expressed concern that the number of guests and staff at the proposed lodge would likely exceed the allotted water draw for the permitted well.

Because it is unclear whether or not the water usage of the proposed lodge would actually exceed the permitted allotment, and because well permits are the purview of the State of Colorado's Division of Water Resources, staff do not recommend a condition related to this issue at this time.

Staff do, however, recommend a condition requiring the provision of an adequate water supply for the unpermitted hot tub and any other outdoor water uses prior to the issuance of building permits.

The referral response submitted by the Boulder County Public Health Department notes that the application proposes a maximum of 34 guests on the subject property, but that the existing septic system can only support a maximum of 28 people on site at any given time. To ensure that overuse of the existing septic systems on site does not cause a failure, staff recommend a condition of approval limiting the maximum number of guests to 28. Although the application materials indicate that there is no plan for management or caretakers to live on-site, the capped number of guests must include any overnight guests and on-site management or caretakers if any are proposed in the future.

Therefore, as conditioned, staff find 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;

The subject properties are accessed from US Highway 36 (referred to throughout this recommendation as N. St. Vrain Drive), a paved federal highway maintained by the Colorado Department of Transportation. Legal access is demonstrated by adjacency to the ROW. Legal access across 16200 and 16198 N St Vrain Drive is demonstrated by a grant of easement with Reception #00610259, recorded March 21, 1984.

As discussed in the DRT A&E referral response, the parking requirement for the proposed use has been met with existing parking spaces on the subject property, and no

improvements to the N. St. Vrain Drive right-of-way are required. However, the existing driveway access to N. St. Vrain Drive does not meet the Multimodal Transportation Standards (MMTS), nor does the internal road that provides access to the various cabins on the subject property.

Staff recommend a condition of approval requiring that the applicants bring the driveway and access road into compliance with the MMTS prior to the commencement of the proposed use.

Therefore, as conditioned, staff find that this criterion can be met.

(8) The use will not cause significant air, odor, water, or noise pollution;

Paving of the parking area and a portion of the driveway around the cabins occurred sometime between April 2022 and October 2023, as verified through historical aerial imagery. Consequently, a drainage memo was requested by DRT A&E so that stormwater runoff from the newly-created impervious surfaces could be evaluated.

A review of the drainage memo, dated December 2, 2024, and prepared by Rocky Ridge Civil Engineering, concluded that the impervious surface may remain provided the vegetated buffer between the paved areas and St. Vrain Creek is maintained. Applicants should note that any site disturbance within 100 feet of the creek will require a Boulder County Stormwater Quality Permit.

Staff recommends a condition of approval requiring that the preservation and maintenance of a vegetated buffer between the impervious surfaces and St. Vrain Creek be described and implemented in the required Revegetation and Landscape Maintenance Plan discussed in criteria 3 above.

Therefore, as conditioned, staff find that this criterion can be met.

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

Staff are not concerned that the proposed use will cause an undue visual impact on the surroundings. View protection scores ranging from 1.47 to 1.93 (out of 5) have been assigned to N. St. Vrain Drive in the area of the subject property, while a score of 2.77 has been assigned to Longmont Dam Road where it runs along North St. Vrain Creek south of the subject parcel.

The subject property is largely not visible from N. St. Vrain Drive due to a sharp drop in elevation from the roadway down onto the parking area in front of the Main Lodge building. All of the structures on the subject property are well set back from the road, and have been

constructed with a low-profile, mountain cabin aesthetic that matches the character of residential development on nearby properties.

The subject property, and the development on it, is much more readily visible from Longmont Dam Road. However, nearby residential development is also visible from the same roadway and the existing cabins blend well with the surroundings. Staff also note that possible visual impacts will be further mitigated when the streambank on the subject property is revegetated as required in the Revegetation and Landscape Maintenance Plan.

Therefore, as conditioned, staff find that this condition is 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 use will be detrimental to the health, safety, or welfare of present or future County inhabitants, and no referral agency responded with such a concern.

Therefore, staff find this criterion can be 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 lodging use minimizes the inefficient use of land by continuing the use of a purpose-built, low-intensity, commercial property that, as conditioned, will be in-character with surrounding development. Staff-recommended conditions will also require the provision of an adequate water supply for any outdoor uses and mitigate the environmental impacts of the use.

Therefore, staff find this criterion can be 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.

The Comprehensive Plan identifies an area of Debris Flow Susceptibility in the northernmost area of the subject property, approximately where the driveway entry intersects with N. St. Vrain Drive. The southernmost area of the property is within the Floodplain Overlay District, and the entire property is in Wildfire Zone 1.

Staff are not concerned with the existing parcel access being located in an identified geologic hazard area. This area was redeveloped to provide permanent access to the subject property after the previous access was destroyed by the 2013 flood, and there is no true occupation of the area (by structures or guests) existing or proposed.

During a visit to the site on June 20, 2024, staff noted several constructed fire pits, walking paths, and a stone staircase that had been installed along the northern bank of North St. Vrain Creek. Further investigation indicated that these areas were located in the Floodplain Overlay district, and the referral response submitted by the Floodplain Program stated that these improvements required a Floodplain Development Permit (FDP).

After receiving the Floodplain Program referral, the applicants submitted a request for a FDP (GFDP-24-017) which was approved on September 9, 2024. This General FDP covered the walking paths, fire pits, and staircase, but noted (as did the original referral response) that the Code prohibits liquid propane gas or other similar storage tanks in the Floodplain Overlay district. At the time that the GFDP was approved, the applicants had acknowledged the requirement to remove fuel tanks from the Floodplain Overlay district areas of the subject property, but it is currently unclear whether or not the removal has occurred.

Staff therefore recommend a condition of approval requiring that Community Planning & Permitting staff verify the removal of all liquid gas storage tanks from the FO prior to the completion of any building permits.

The subject property is located within Wildfire Zone 1, and wildfire mitigation is required. As described in the referral response submitted by the Senior Wildfire Mitigation Specialist Supervisor, the mitigation requirements for the subject property include site location, ignition-resistant materials and defensible space, emergency water supply, and emergency vehicle access. In addition, the property owner will need to obtain a Wildfire Partners certificate, and the Lyons Fire Protection District must approve an emergency water supply for the property. Staff recommend both of these requirements as conditions of approval.

Therefore, as conditioned, staff find this criterion can be 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.

As described in the response to criterion 8 above, the applicants submitted a drainage memorandum to address staff concerns that paving of a parking area and parts of the access road changed the existing on-site drainage. With the condition requiring maintenance of a vegetated buffer between impervious areas and North St. Vrain Creek, staff have no concerns that the proposed use will alter historic drainage patterns or flow rates on the parcel.

Therefore, as conditioned, staff find this criterion is met.

RECOMMENDATION

Staff has determined that the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Special Review and Subdivision Exemption. Therefore, staff recommend that Planning Commission recommend approval of ***SU-23-0013/SE-24-0005 Riverside Cabins Lodge and Boundary Line Adjustment*** to the Board of County Commissioners with the following conditions:

1. No guest may reside on the subject property for any period longer than 90 consecutive days.
2. Prior to the issuance of any building permits or the commencement of the proposed lodging use, and within one-year of the signing of the Board of County Commissioners' Resolution, the applicants shall provide a Development Agreement for review and approval by County staff. Once approved by County staff, the Development Agreement shall be signed and notarized by the applicant, and will be recorded by County staff.
3. Building permits are required for all normally permitted work on the subject property including, but not limited to, remodels, repairs, alterations, electrical work, mechanical work, plumbing work, and hot tub installation.

At building permit, the applicants must provide details of all unpermitted work that has occurred on the subject property for review by the Building Safety & Inspection Services Team

Prior to the commencement of the lodging use, all issued building permits must be completed and closed.

4. Prior to the recordation of the Development Agreement, the subject property must be designated as a Historic Landmark by the Board of County Commissioners.
5. At building permit submittal, the applicants must include a Revegetation and Landscape Maintenance Plan that includes details regarding the revegetation of streambank areas, including the “upland areas” described in the Parks & Open Space Natural Resource Planner’s Referral Response, and willow shrub plantings in riprap areas. If irrigation is proposed for any plantings, an approved water source must also be noted in the plan.

The plan must also demonstrate the preservation and maintenance of a vegetated buffer between North St. Vrain Creek and all impervious surfaces on the subject property, and note an adequate water source for any lawn or landscape irrigation.

Prior to final inspection, the full installation of all required revegetation and landscaping must be inspected and approved by the Community Planning & Permitting Department.

6. At building permit submittal, the permit documents must include evidence of an adequate water supply for all outdoor water uses on the subject property including, but not limited to, filling of the hot tub.
7. The maximum number of guests on-site may not exceed 28 at any given time. If managers or caretakers overnight stay on the property, they must be accounted for in the capped number of guests.
8. Vehicle access to and within the subject property must be brought into compliance with the Multimodal Transportation Standards. If the improvements require more than 50 cubic yards of earthwork, a separate grading permit is required.

At building permit, the submitted plans must demonstrate that the driveway and access road will be brought into compliance with the following standards, including without limitation:

- a. Table 5.5.1 – Parcel Access Design Standards
- b. Standard Drawing 11 – Private Access
- c. Standard Drawing 14 – Access with Roadside Ditch
- d. Standard Drawing 15 – Access Profiles Detail
- e. Standard Drawing 16 – Access Grade & Clearance
- f. Standard Drawing 19 – Typical Turnaround & Pullout Locations

At the final inspection, Community Planning & Permitting staff must verify the installation of all permitted access improvements.

9. Prior to the final inspection, Community Planning & Permitting Staff must verify that all liquid gas storage tanks, and any other prohibited items, have been removed from the Floodplain Overlay district areas on the subject property.
10. Prior to the commencement of the proposed use, the subject property must receive a Wildfire Partners certificate to mitigate the property against wildfire.
11. Prior to the final inspection, the applicants must obtain approval by the Lyons Fire Protection District of an emergency water supply.
12. The applicants are subject to the terms, requirements, and commitments of record and in the file for docket **SU-23-0013/SE-24-005: Riverside Cabins Lodge and Boundary Line Adjustment.**



Boulder County Land Use Department

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

Shaded Areas for Staff Use Only
Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name		
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent	<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning	<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input checked="" 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) 1) 16190 N St Vrain DR Lyons 80540 3) 16194 N St. Vrain DR Lyons 2) 16202 N St Vrain DR Lyons 80540 4) 16188 N St. Vrain Dr 80540 Lyons				
Subdivision Name TR-NBR 902 LYONS AREA				
Lot(s) 4	Block(s) N/A	Section(s) 11	Township(s) 3N	Range(s) 71
Area in Acres 0.95 + .13 + .91 = 2.05	Existing Zoning F	Existing Use of Property Lodging	Number of Proposed Lots 4	
Proposed Water Supply WELL-current		Proposed Sewage Disposal Method Septic - current		

Applicants:

Applicant/Property Owner Micah Kohls Rockmont Investments LLC		Email Kfgllc.team@gmail.com		
Mailing Address 12597 First St. Thornton CO 89241				
City Thornton	State CO	Zip Code 89241	Phone 720-663-8301	
Applicant/Property Owner/Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	
Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	

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

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

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

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

Signature of Property Owner 	Printed Name Micah Kohls / Rockmont Investments LLC	Date 9-10-23
Signature of Property Owner	Printed Name LLC	Date

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






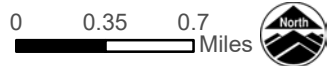
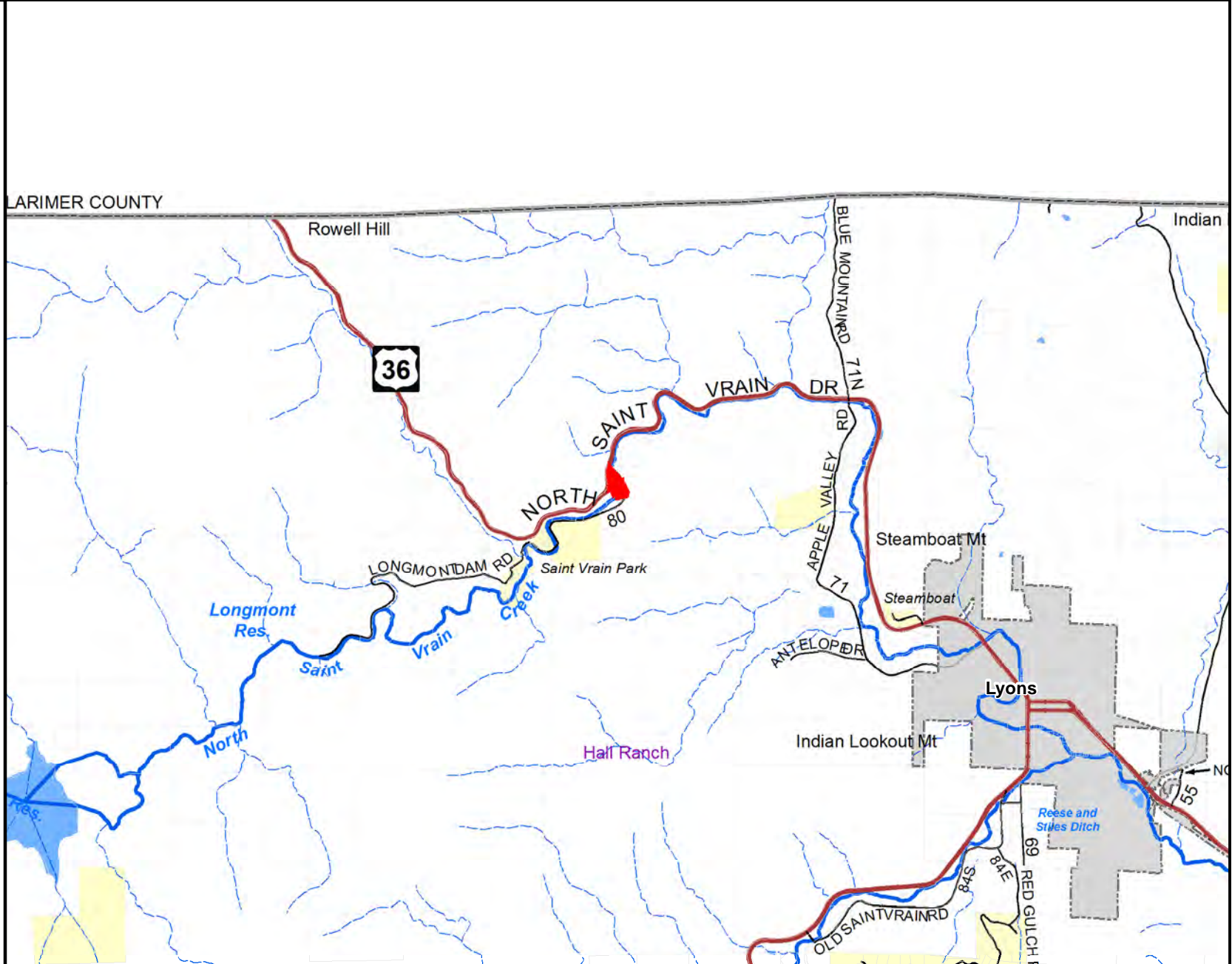
Community Planning & Permitting

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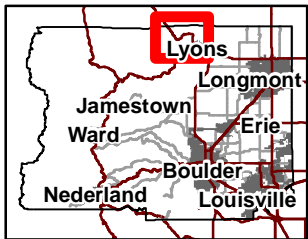
Vicinity

16202, 16198, 16194, 16190, 16188, 0 N ST VRAIN DR, 120111002002

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 6/3/2024



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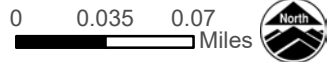
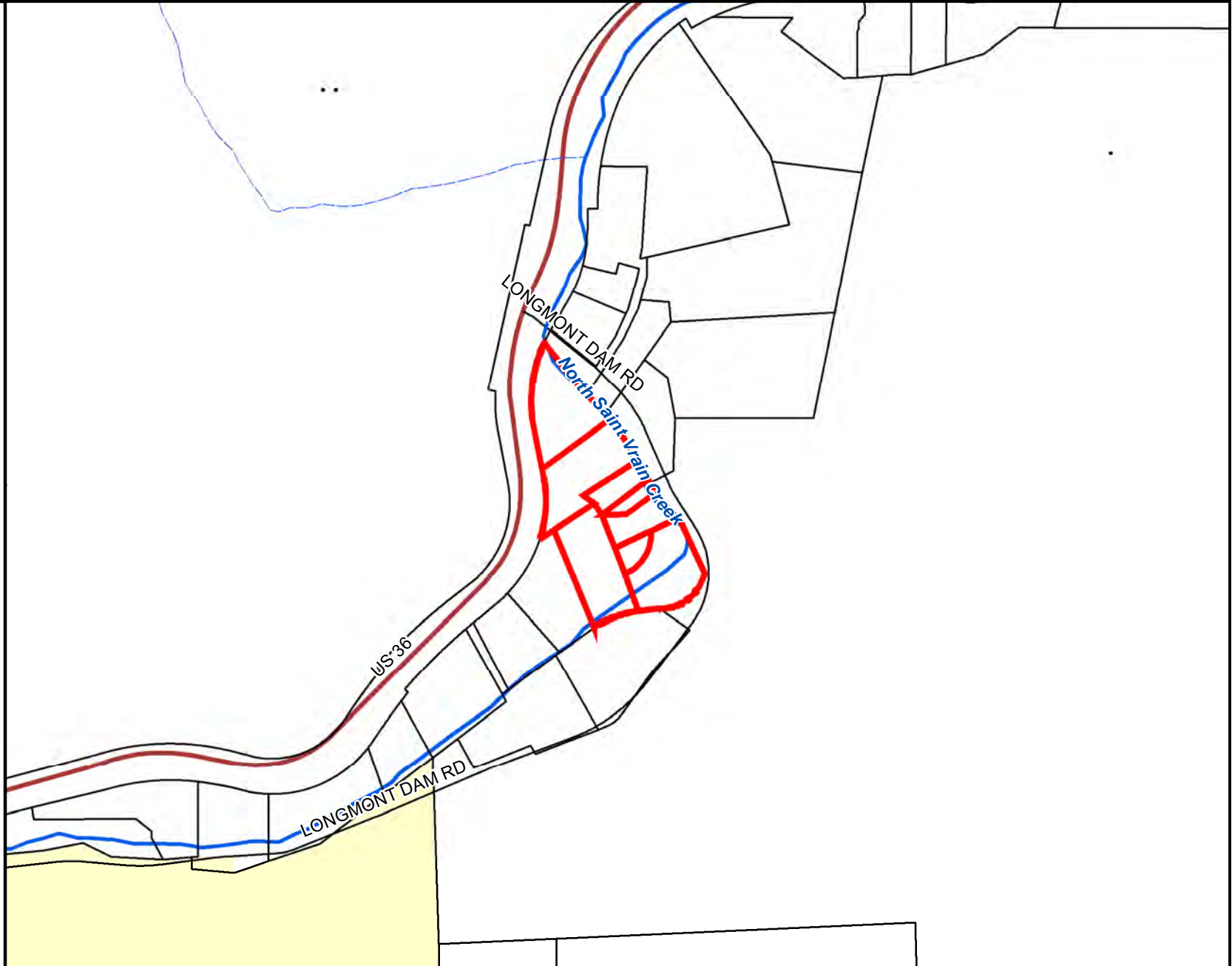
Location

6190, 16188, 0 N ST VRAIN DR, 120111002002

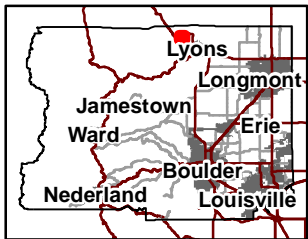
Subject Parcel

Subdivisions

Subdivisions



Area of Detail Date: 6/3/2024



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Aerial

6190, 16188, 0 N ST VRAIN DR, 120111002002

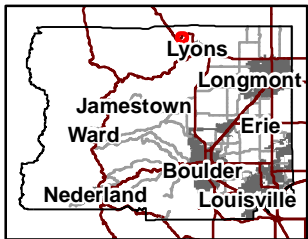
 Subject Parcel



0 0.015 0.03 Miles



Area of Detail Date: 6/3/2024



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Aerial

6190, 16188, 0 N ST VRAIN DR, 120111002002

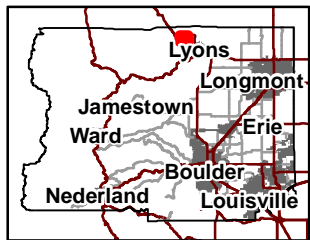
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 6/3/2024



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Comprehensive Plan

6190, 16188, 0 N ST VRAIN DR, 120111002002

Subject Parcel

Archeologically Sensitive Travel Routes

Archeologically Sensitive Travel Routes

Environmental Conservation Areas

Riparian Areas

Archeologically Sensitive Areas

Archeologically Sensitive Areas

Wetlands

Significant Natural Communities

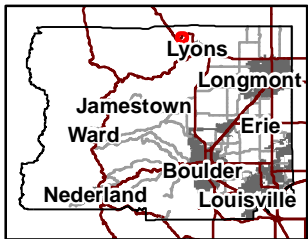
High Biodiversity Areas

B2: Very High Biodiversity Significance

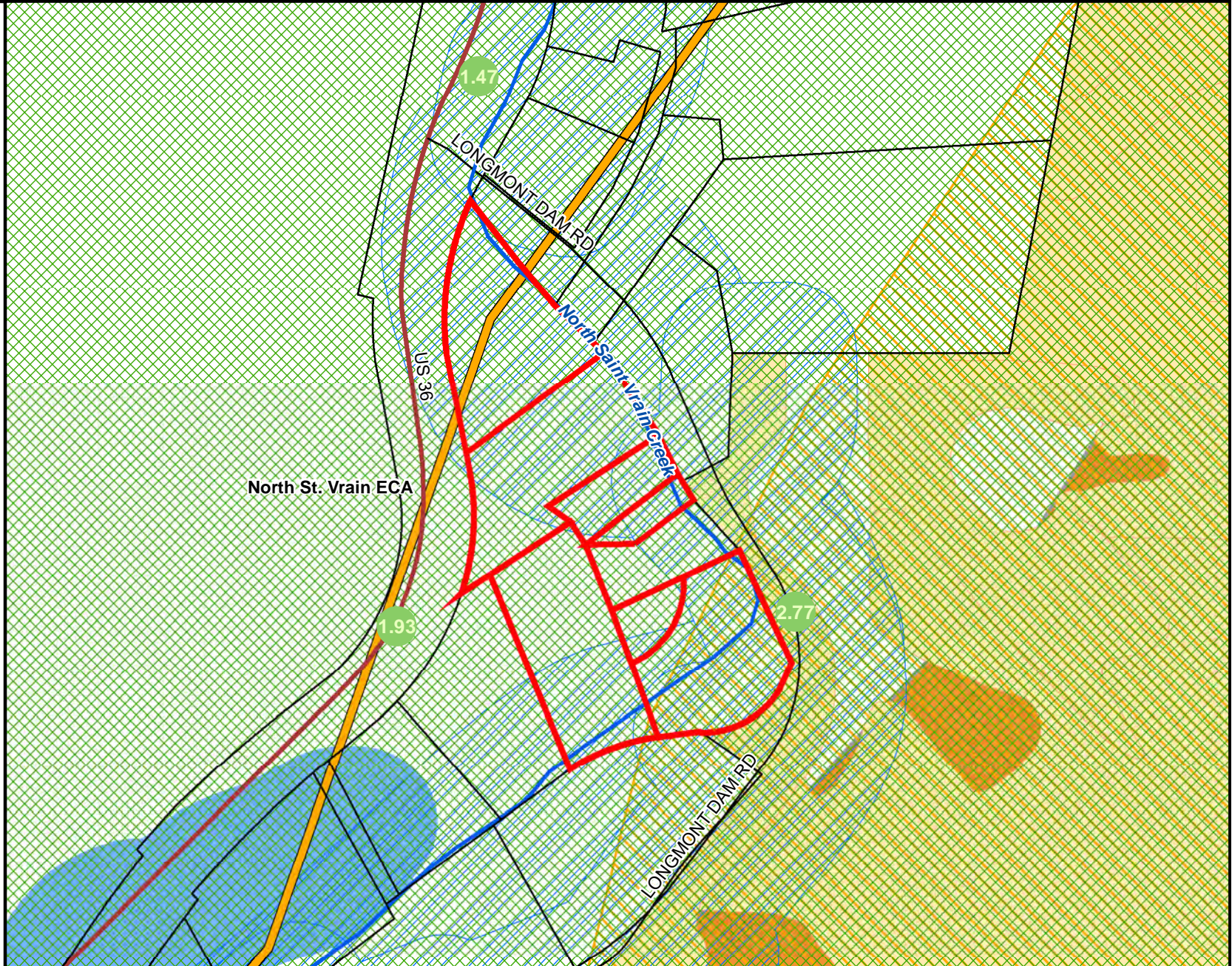
0 0.015 0.03 Miles



Area of Detail Date: 6/3/2024



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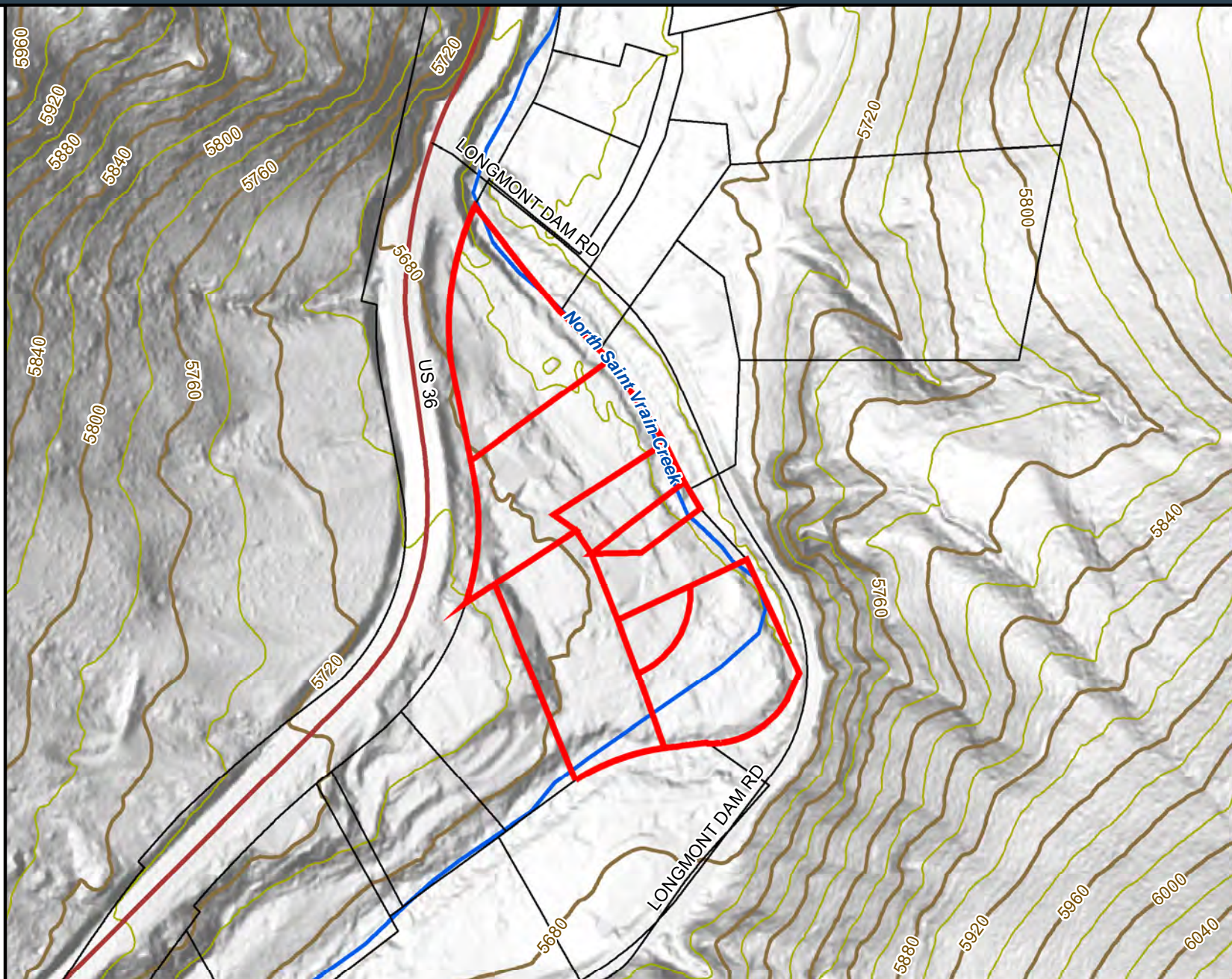
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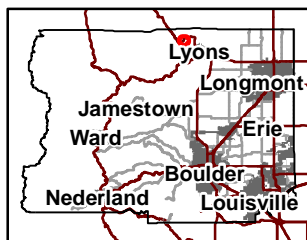
Elevation Contours

6190, 16188, 0 N ST VRAIN DR, 120111002002

- Subject Parcel
- Contours 40'
- Contours 20'



Area of Detail Date: 6/3/2024



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



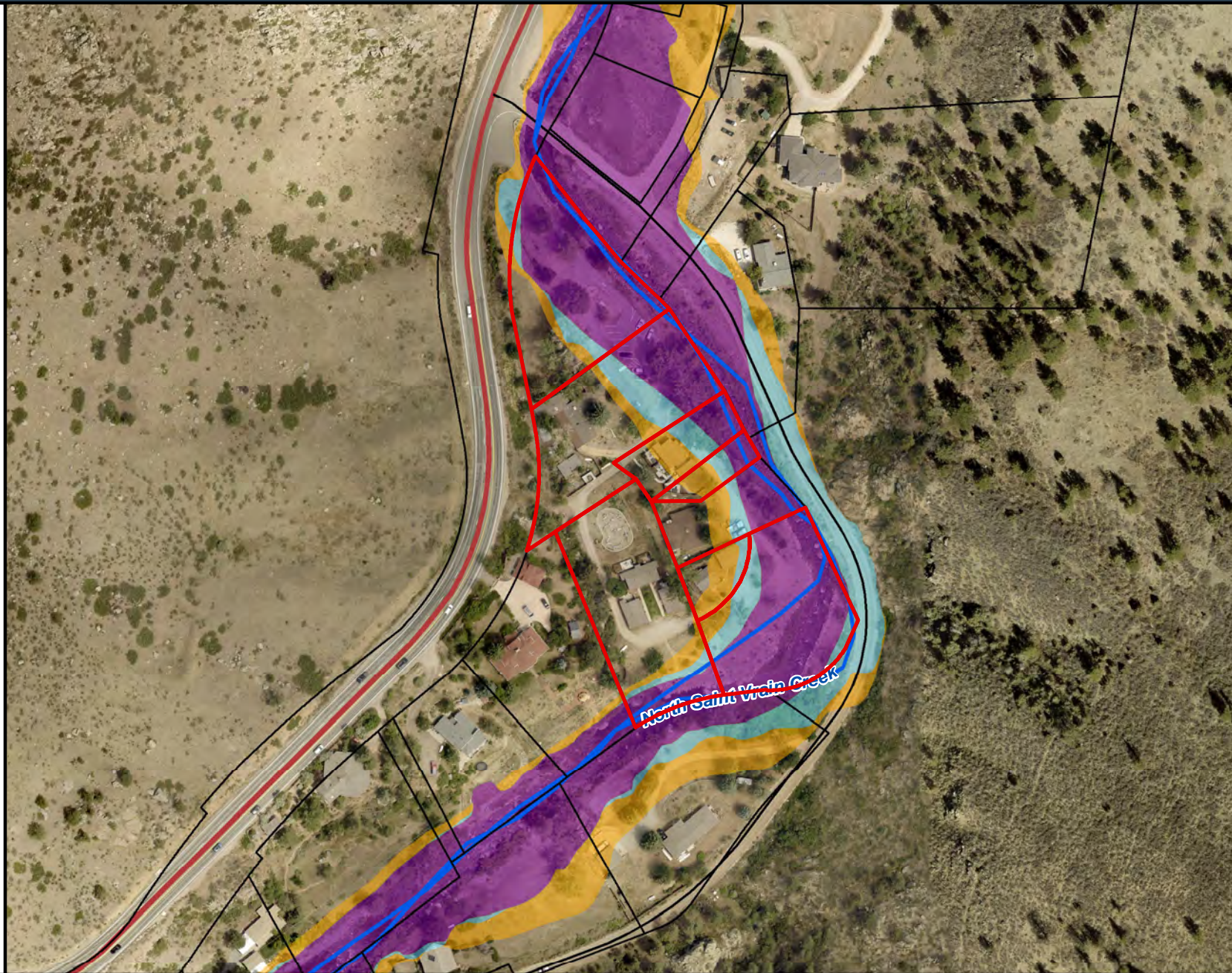
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FLOODPLAIN

Flood Zone

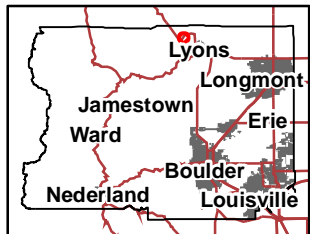
-  Floodway
-  100-Year Floodplain
-  500-Year Floodplain



0 0.015 0.03 Miles



Area of Detail Date: 9/5/2025



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Geologic Hazards

6190, 16188, 0 N ST VRAIN DR, 120111002002

Subject Parcel

Geologic Hazard & Constraint Areas Geology Element

Slope Stability

- Debris flow susceptibility area
- Rockfall susceptibility area
- Landside susceptibility area
- Landslide Inventory

Heaving Bedrock

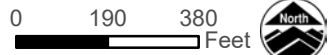
- Steeply Dipping, Heaving Bedrock

Boulder Coal Field

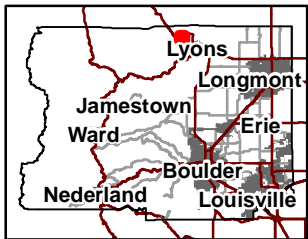
- Extent of Abandoned Coal Mines

Soil and Bedrock Swell Potential

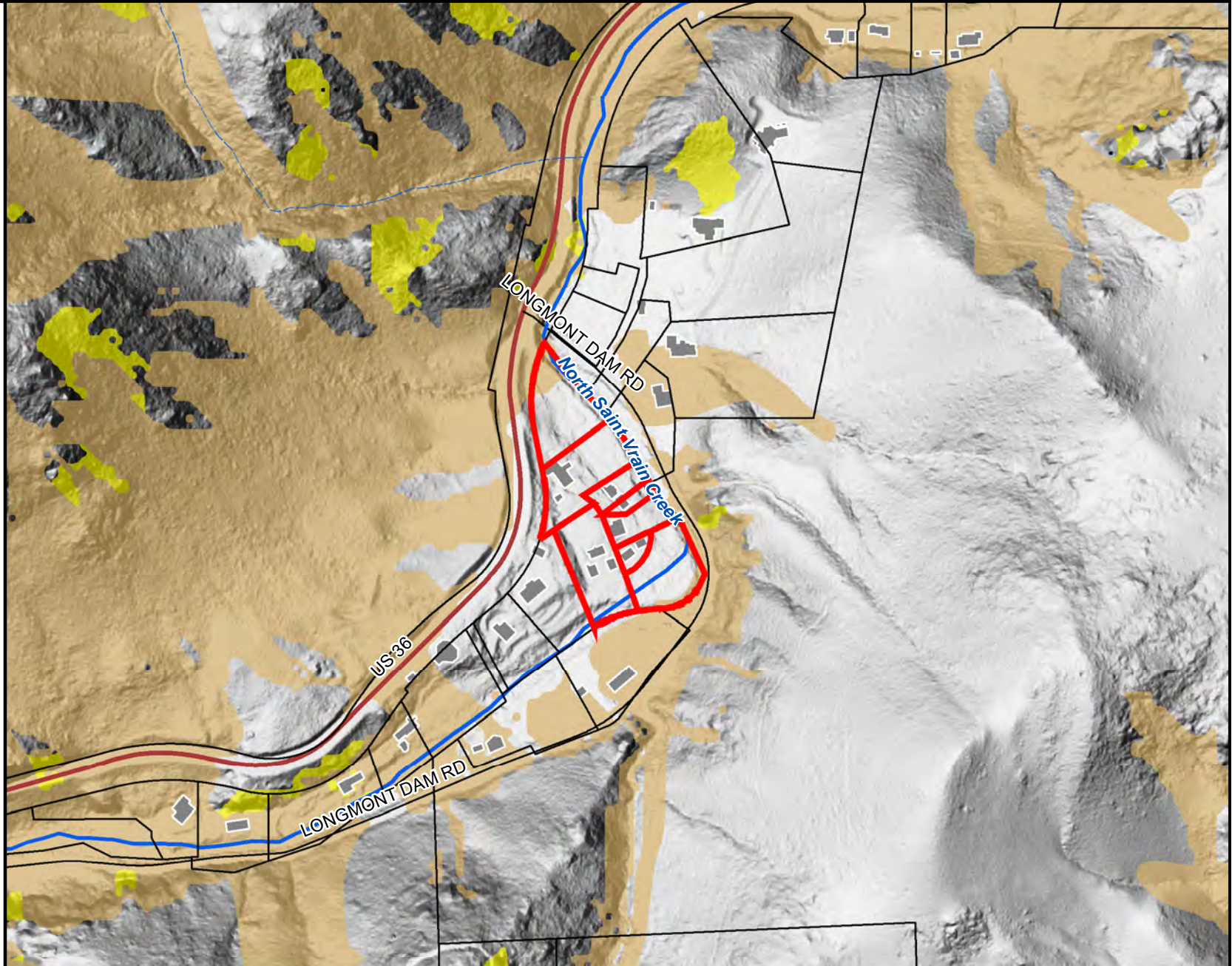
- Very High
- High
- Moderate



Area of Detail Date: 6/3/2024



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Prebles

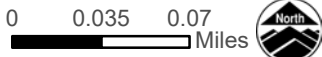
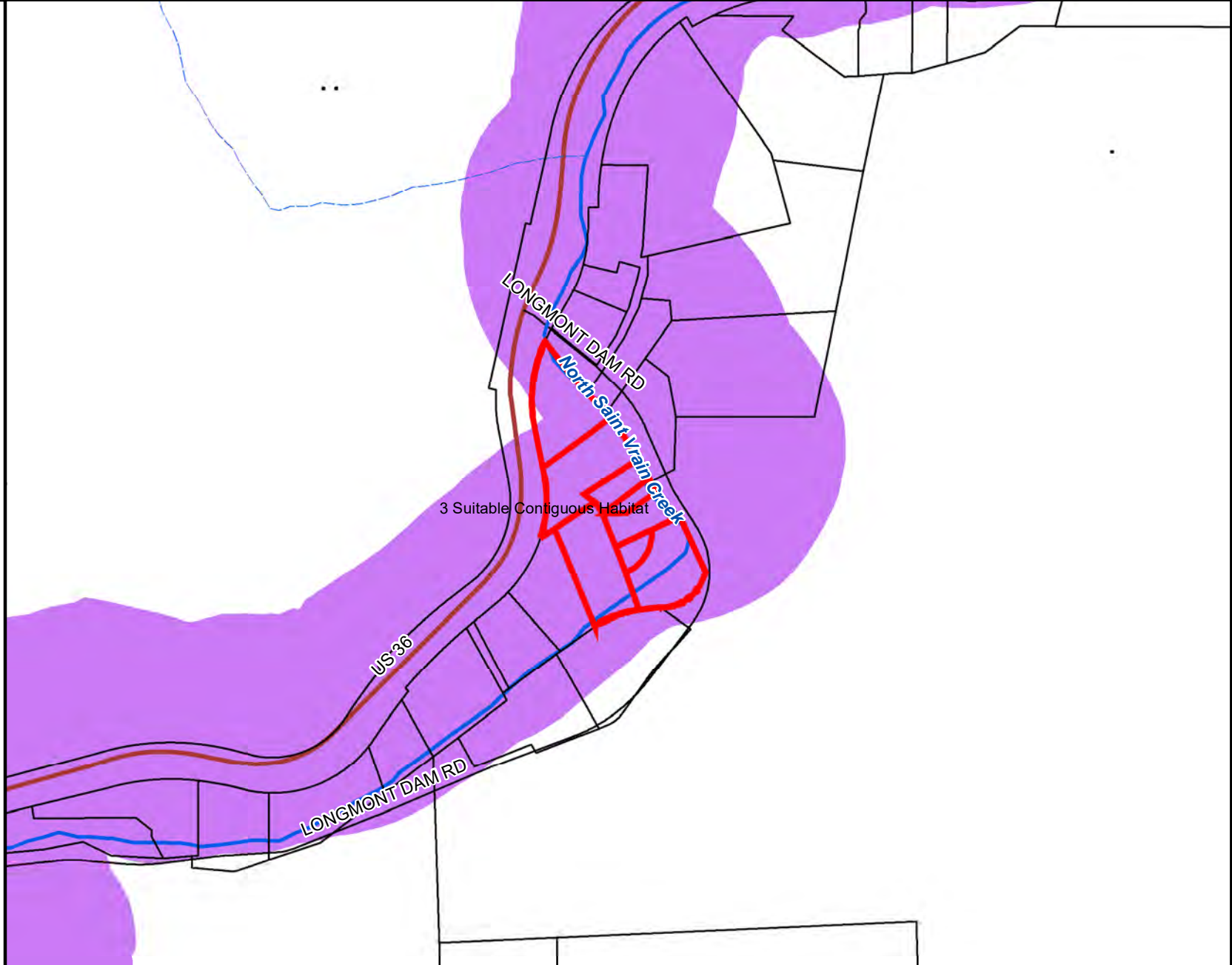
6190, 16188, 0 N ST VRain DR, 120111002002

 Subject Parcel

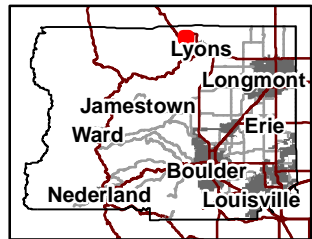
Note: This map's legend shows all Preble's Priority Zones as mapped by Boulder County. The subject property may not contain all zones. Refer to the USFWS Memo dated 9/17/03 to determine when projects require review by USFWS for Preble's.

Prebles

 Zone 3 Suitable Contiguous Habitat



Area of Detail Date: 6/3/2024



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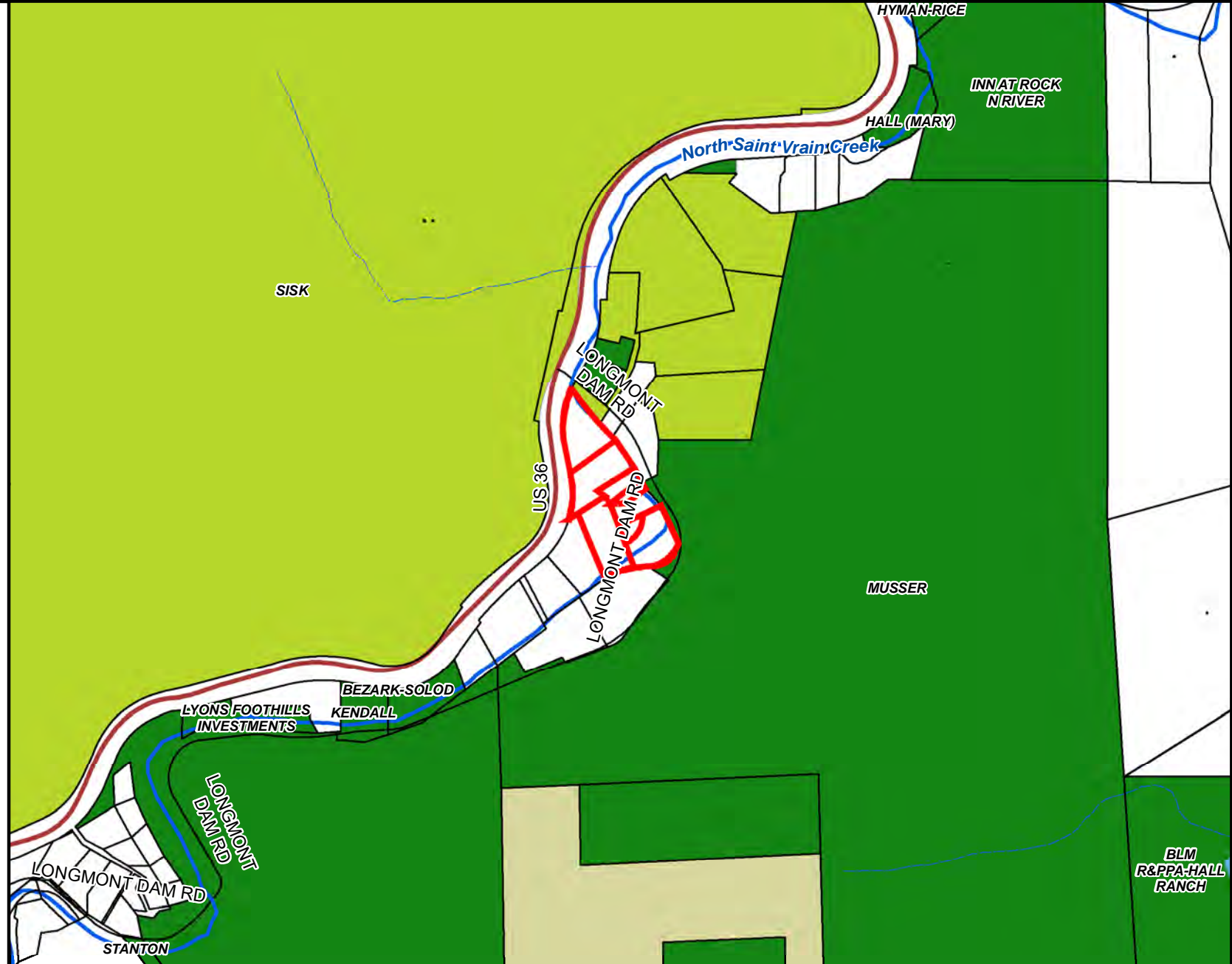
Public Lands & CEs

6190, 16188, 0 N ST VRAIN DR, 120111002002

Subject Parcel

Boulder County Open Space

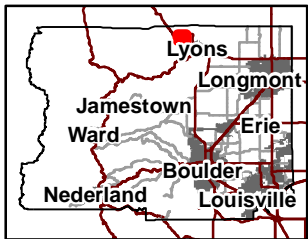
- County Open Space
- County Conservation Easement
- Other Open Space



0 0.05 0.1 Miles



Area of Detail Date: 6/3/2024



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Zoning

6190, 16188, 0 N ST VRAIN DR, 120111002002

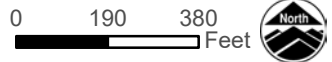
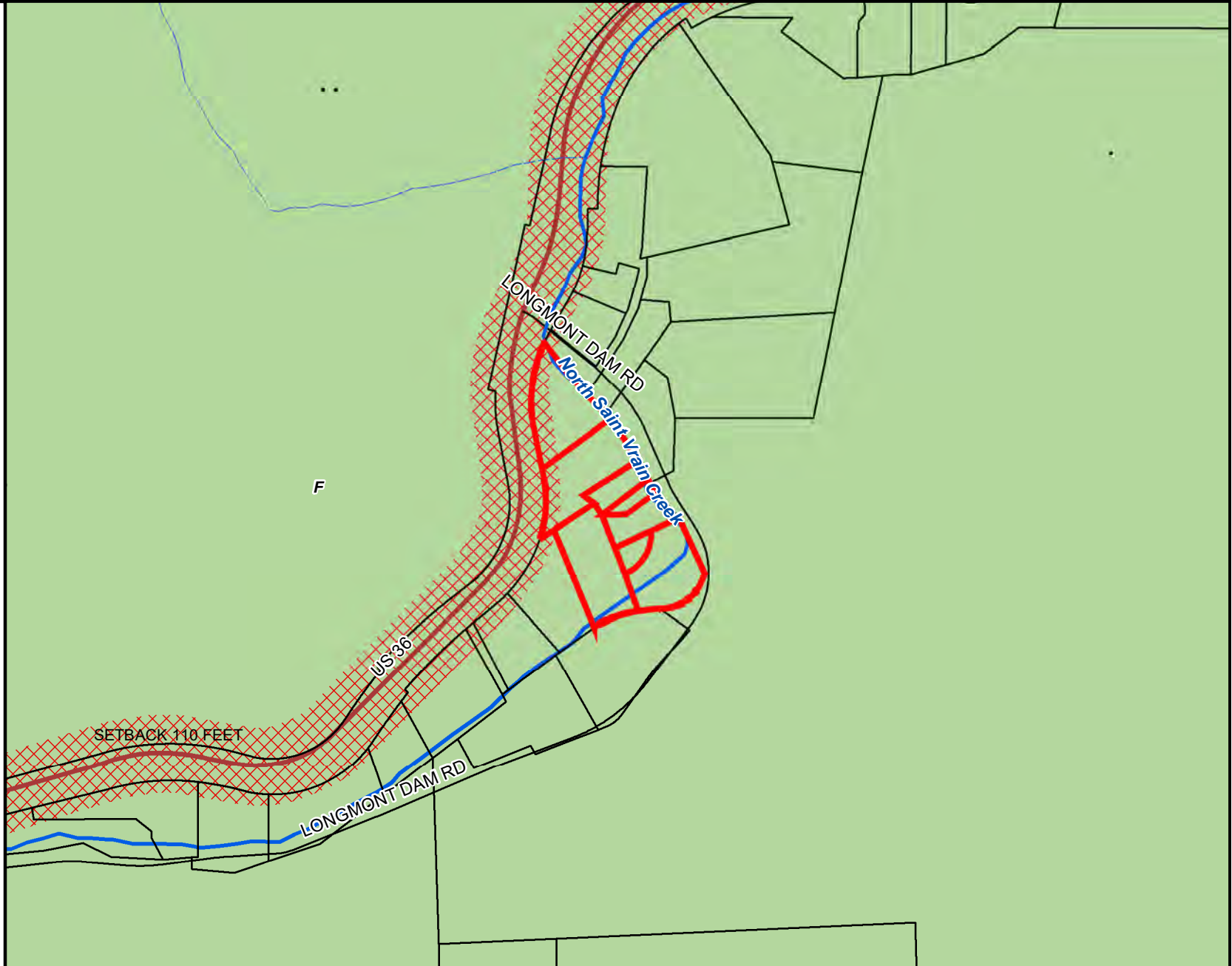
Subject Parcel

Zoning Districts

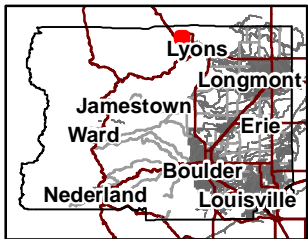
Forestry

Major Road Setbacks

110 feet



Area of Detail Date: 6/3/2024



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PAMS

1. The addresses associated with Riverside Cabins are; 16190, 16202 and 16194 N St Vrain Dr. Lyons CO 80540. The existing use of the property is for Lodging and is located in a rural area. The vicinity map is included in the packet provided. There are no impacts to traffic.
2. Someone will not be living on the property full time however the Property Manager will be there everyday from 8-5pm. We have 2 cleaners, 1 property manager and occasionally 2 handyman that visit the property. All 10 cabins together can accommodate 34 total guests. The number of guests visiting the property will vary by season. Peak season being Memorial Day Weekend- Mid October. We do not allow extra people on the property at any time. We have one regular delivery per week of our laundry but other than that no deliveries. Western Disposal also comes once a week for trash collection. We do not do any shipping off site. We will be operating all year (12months) as there are tons of recreational things to do on the property and surrounding area year -round. We are open every day of the week Sunday-Sunday with guests checking out at 11am and next guest checking in at 3pm. No additional guests/people will be visiting the site other then check in and check out. We have a 4 contracted employees, 1 property manager, 3 cleaners and 2 handymen. The only person on the property every single day is the property manager. Handymen and Cleaners are as needed. The property manager will take an estimated 12 trips per week, cleaners in busy season 12 trips per week, slow season they will make 6 trips per week estimated. Then handyman we can estimate will take about 2 trips per week. This varies depending on what if anything needs repair. No one will be traveling to or from this property by bicycle, bus, walking or carpooling. Every employee and guest will have their own vehicle. We do not allow trailers or campers/rvs.

Riverside Cabins Recreational Purposes-

The purpose of the cabins is to provide a quiet, natural basecamp where people can come and enjoy all the Rocky Mountains has to offer.

The Riverside Cabins provide a basecamp for all guests looking to enjoy outdoor adventures any time of year in the Rocky Mountains! Guests who stay at the Riverside Cabins enjoy activities within minutes of the property that include; Fishing, Biking, Hiking (the closest being Button Rock Reservoir), swimming/tubing in the river and at Rays River Rentals in Lyons. Horseback riding, fly fishing etc. and relaxing in nature. Guests also enjoy day trips to Estes Park, Rocky Mountain National Park and other surrounding areas for hiking, sight-seeing and taking in all the Rockies have to offer. In the winter months guests can enjoy snow shoeing, sledding, down-hill skiing at Eldora Ski Resort, cross country skiing and ice skating in Lyons and Estes Park.

Not only does Riverside Cabins provide a basecamp for all the recreational activities in the area but it also provides individuals, couples and families a quiet space to enjoy nature and reconnect with one another. We also provide a great location for people who like to go to the Folk and Planet Bluegrass Festivals in the town of Lyons but prefer to stay in a quiet place as we are just minutes from the event site.

Logistics

We have a parking lot at the entrance to the property that has just enough spaces for all the cabins and the number of guests that could be staying at any given time. The parking lot and road have created a great flow for cars and guests so the property stays quiet and peaceful. The property can hold 34 guests total when fully booked. We plan to be open year-round as there are plenty of outdoor activities to do in the area in all seasons. Memorial Day Weekend through Mid -October will be our Peak and busiest season with the amount of people coming to the property tapering into November through February where it will start to pick up again around Spring Break in March. We will constantly be working with the business owners in the Town of Lyons brainstorming ways to attract visitors to our property and the town in the slow months as there is still so much of the outdoors to enjoy. We would like to occasionally be able to host 2-3 Special Events per year whether it be a small family reunion or reception of some kind. These Special Events will not exceed the maximum occupancy of 34 people for each event and will not be bringing in any additional transportation that would exceed the amount of available parking spots we have.

This property has meant so much to the people of the Lyons Community who were devastated when it was ruined by the massive flood in 2013 and are now so happy it has been restored! We intend to keep it quiet/natural and a great basecamp spot for all of the new memories that will be created on this property. As well as helping to sustain the economy in the town of Lyons by having partnerships with the local businesses and being a member/participant in the Chamber of Commerce.

To: Boulder County Dept of Community Planning and Permitting

Attn: Dyan Harden, Code Compliance

Email: dharden@bouldercounty.org

Regarding: Notice of Violation (ZON-22-0065)

Date: 9/28/2022

Dear Dyan,

This letter is in response to correspondence received from “CPP” regarding the notice of violation provided to Rockmont Investments LLC dated Sept, 6. We intend to cooperate with CPP and resolve both issues stated in the letter.

We have taken the following steps to comply with Boulder county land use code: removal of noncompliant lighting and we have engaged a local signage company to coordinate with CPP to obtain issuance of permit and any subsequent inspections for a permanent signage. We have pictures of the previous signage for Shelly’s Cottages that existed prior to the flood affixed along the highway.

In regards to the lodging use; thank you for the opportunity to schedule a Pre-Application Conference for Special Use Review to seek approval for lodging use for all 16188, 16190, 16194, and 16202 N St. Vrain Dr.

It is our intent to reestablish the pre-existing lawful lodging use. We are aware the previous lodging use was discontinued due to the greatest natural disaster in Boulder County history.

(In 2013 Lyons experienced one of Colorado’s worst natural disasters when a week of rain flooded 20 counties causing nearly 4 billion in damages killing 9 people and destroying more than 2,000 homes. In Lyons alone there were 3 deaths and estimated over 1 billion in damages. With more than 17 inches of rain fall in 48 hours, the St. Vrain Creek rose to ten times its normal water volume, resulting in 500+ year floods that inundated the town. The waters left Lyons in islands, cut off from power, telephone service, water, roads and other basic services. Widespread damage led to an evacuation of the entire town. Recovering from this historical disaster was a multi-year commitment for the community.)

Access to Shelly’s Cabins via the highway was closed for more than a period of six months. Shelly’s Cottages made an announcement on Facebook on July 22, 2014; due to the floods, they were closing. The previous owners did not have the financial resources and fortitude to start over. The damages were such that the property sat abandon and untouched for several years until the subject parcels were acquired by Rockmont Investments in 2019. We have attached pictures of the flood damages that still existed at the time of our purchase.

Since then, we have embarked on an extensive rehabilitation effort to bring this property back to life and into a state of service for the community. For instance, the property's water source was destroyed from being flooded. We were able to establish a new water source via creating a well. In addition, the property did not have a functioning sanitary system. We collaborated with Boulder County to build a new and approved septic system. Both of these infrastructure improvements were approved for lodging use capacities.

Furthermore, as new members of the community, we have been fortunate to discover more information pertaining to the history of the property's lodging use. At the local library, we found a book referencing the property under its previous family name: "Welch's Resort".

We believe that because of the subject property's rich history of providing lodging to the Lyons and greater Boulder County, the county provided affixed signage to the road barrier at the entrance of N Saint Vrain Rd.

We hope the aforementioned historic information is useful. For these reasons, we are eager to seek approval to keep the longstanding use of lodging for this property.

Sincerely,

Rockmont Investments LLC

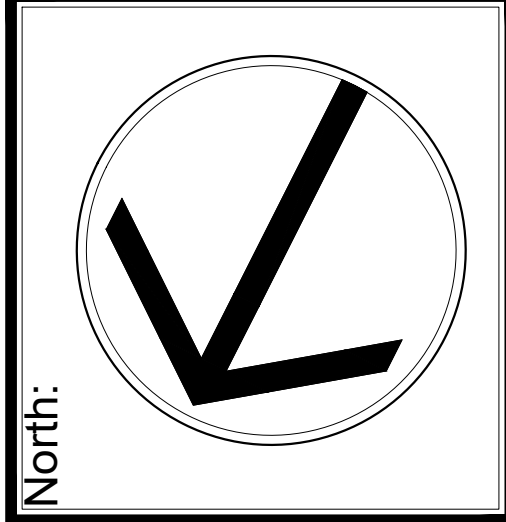












Project Name:

Riverside Cabins

Address:
16186, 16190, 16194 N St. Vrain
Lyons, CO 80540

Sheet:
Property Layout L(1)

Date:
05.01.2022
Drawn By:
Approved By:
R.C.

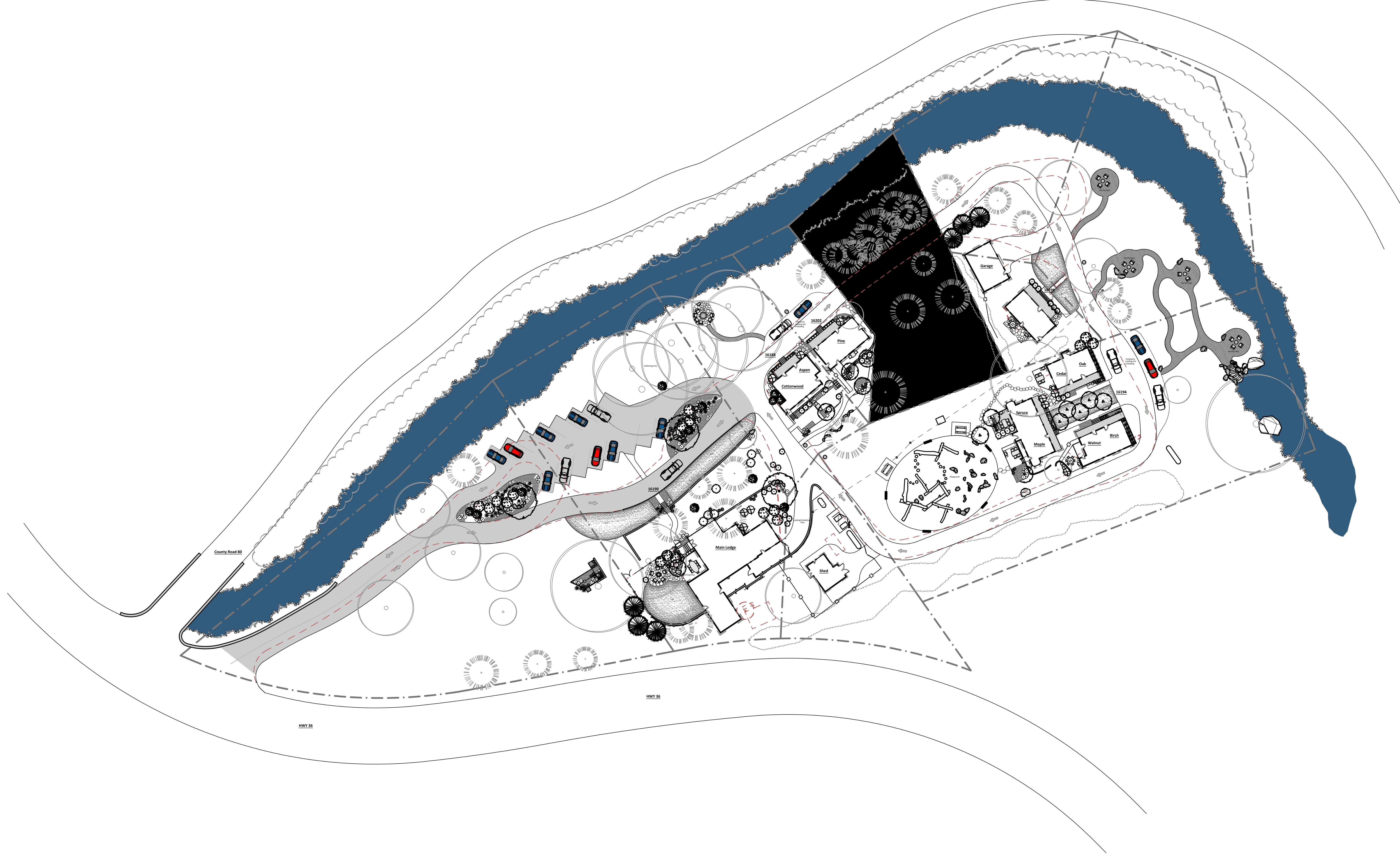
Revisions:

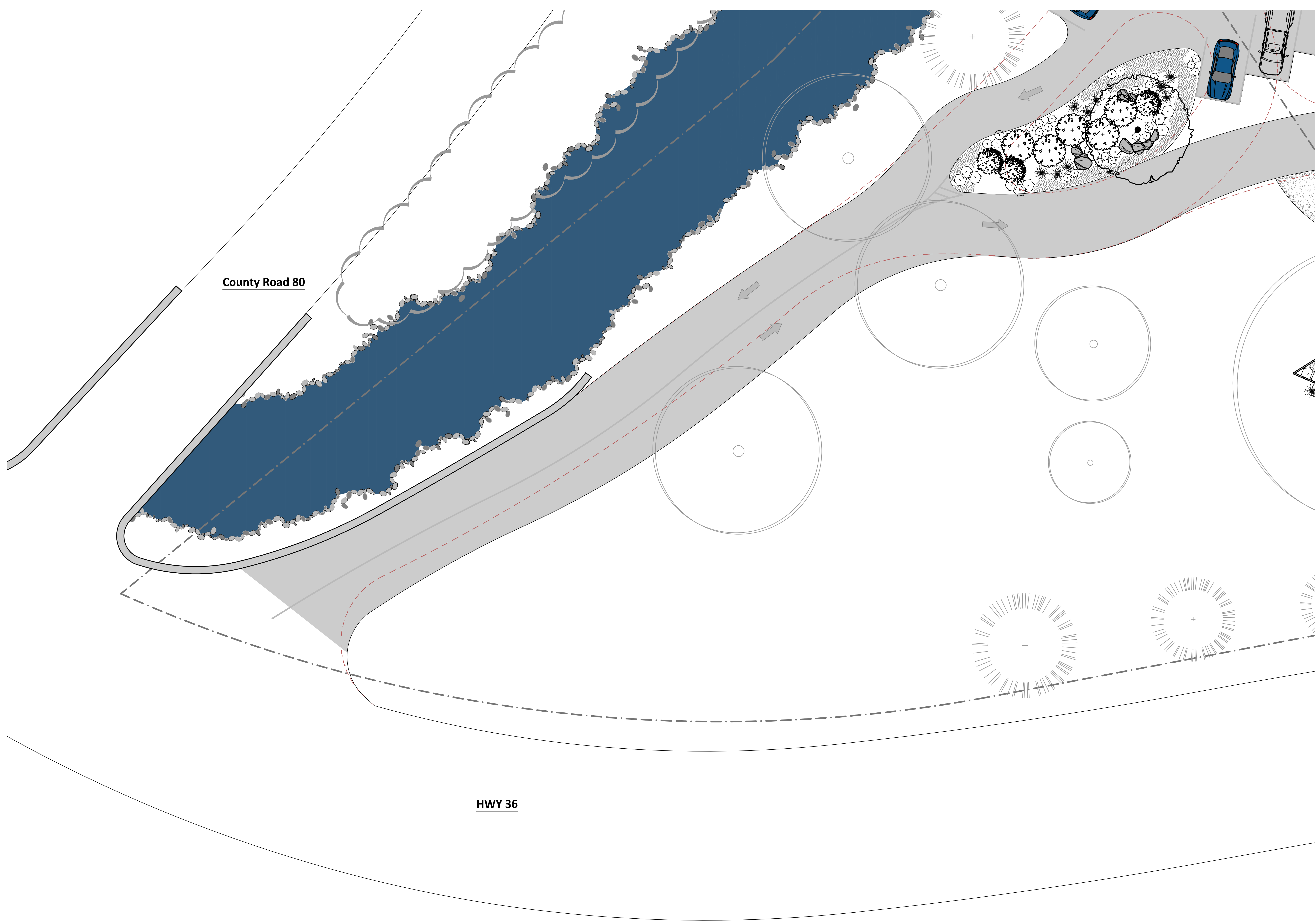
Rev	Description

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Drawing Scale:

Ryan Campbell
303.803.4461
Landscape Designer

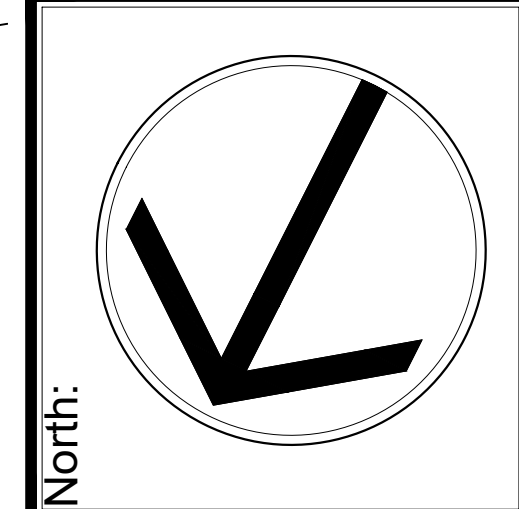
ATTACHMENT A





County Road 80

HWY 36



Project Name: **Riverside Cabins**

Address: 16186, 16190, 16194 N St. Vrain Lyons, CO 80540

Sheet: **Property Layout L(1)**

Date: **05.01.2022**

Drawn By: **R.C.**

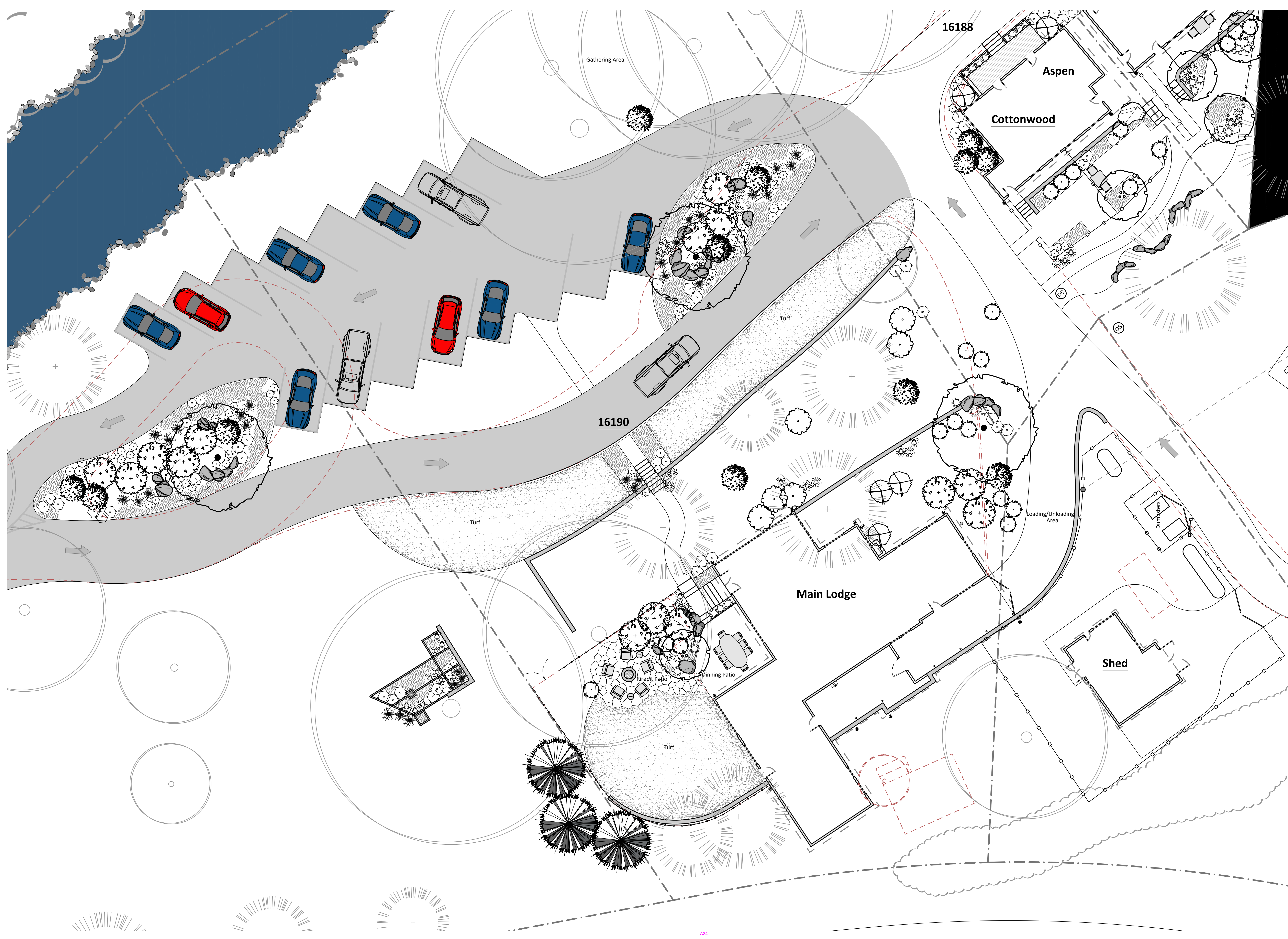
Approved By: **R.C.**

Revisions:

1"=10'-0"

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Drawing Scale:

Ryan Campbell
303.803.4461
Landscape Designer



Ryan Campbell
 303.803.4461
 Landscape Designer

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 Drawing Scale: 1"=10'-0"
 0 20' 40' 60'

Revisions:	Date	Drawn By	Approved By
	05.01.2022	R.C.	R.C.

Project Name: **Riverside Cabins**
 Address: 16188, 16190, 16194 N St. Vrain
 Lyons, CO 80540
 Sheet: **Property Layout L(1)**

North:

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Drawing Scale:
1"=10'-0"



Project Name: **Riverside Cabins**

Address: 16188, 16190, 16194 N St. Vrain
Lyons, CO 80540

Date: 05.01.2022

Drawn By: R.C.

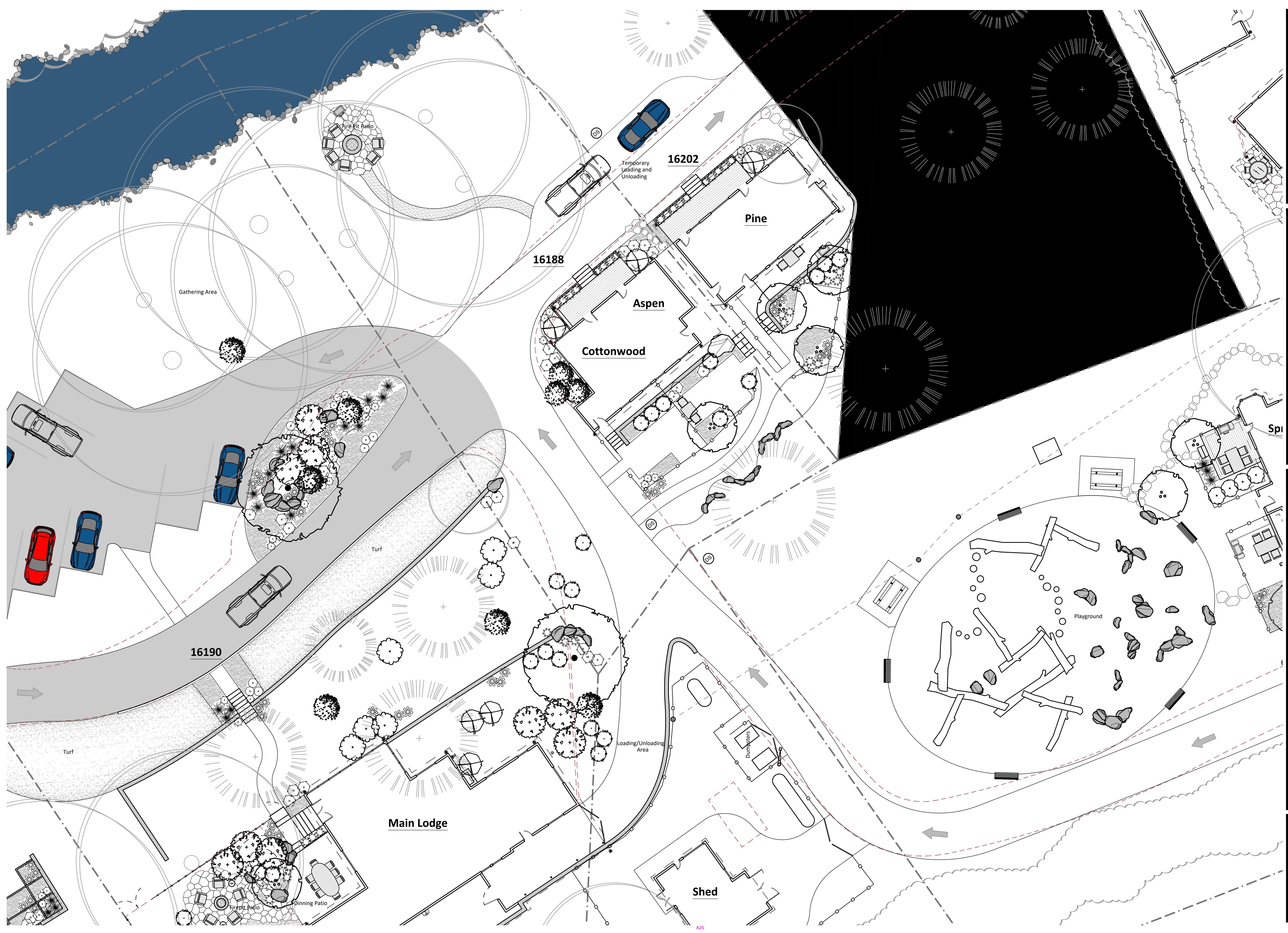
Approved By: L(1)

Sheet: Property Layout

Revisions:

No.	Description

North:



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Drawing Scale:
1"=10'-0"
0 20 40 60

Revisions:

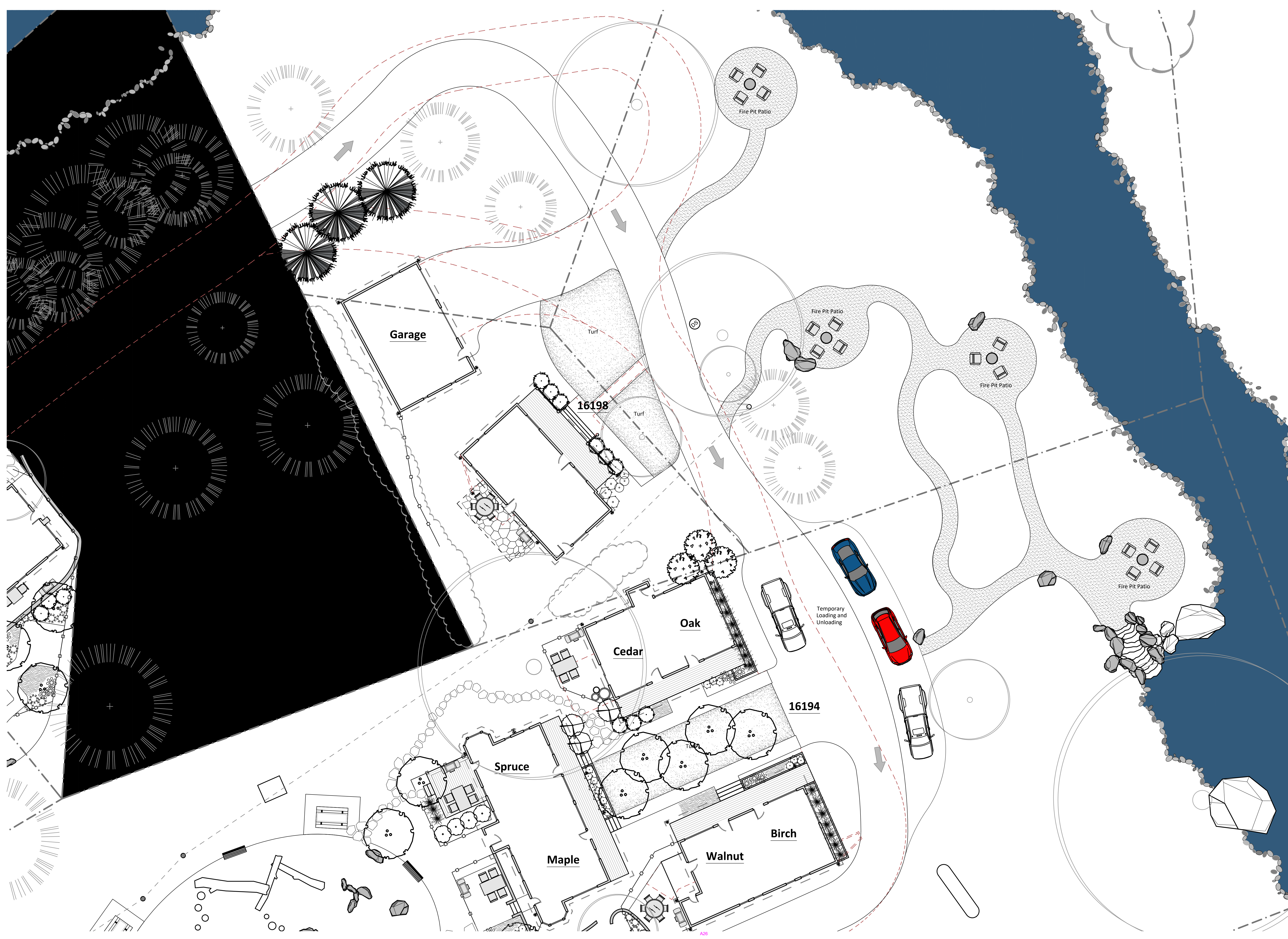
Project Name: **Riverside Cabins**

Address: 16188, 16190, 16194 N St. Vrain
Lyons, CO 80540

Date: 05.01.2022
Drawn By: R.C.
Approved By: R.C.

Sheet: **Property Layout L(1)**

North:



To Whom It May Concern,

5/10/24

We (Rockmont Investments) are proposing a new property line in between our cabin at 16194 N St Vrain Dr. Lyons and the neighbors' cabin at 16198 N St Vrain Dr Lyons. Both parties, are agreeing to move the property line directly down the middle between each cabin. We do not wish the line to go through any building structures. This seems like a more appropriate line as drawn on the map that was sent. This will ensure that property 16194 does not have to deconstruct anything as we agree to put the line down the middle. This does not bother or affect neighbor at 16198. The measurements and drawing that were sent show the measurements and line proposed.

Thank you!



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471
Boulder, Colorado 80302

Phone: 303-441-3930 • Fax: 303-441-4856
Email: planner@bouldercounty.org •
<http://www.BoulderCounty.org/lu/>

Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Intake Stamp

Subdivision Exemption Parcel Form

Existing Parcel(s)

Description	One	Two	Three	Four	Five
Acreage	1.045	0.707			
Frontage					
Date Acquired	5/2021	12/2020			
Owners	Rockmont	Flatirons			
Date Created					
Existing Improvements					
Date Constructed	1900'S	1900'S			
Setbacks Front/Rear	refer to plan	provided	/	/	/
Setbacks Side/Side	/	/	/	/	/

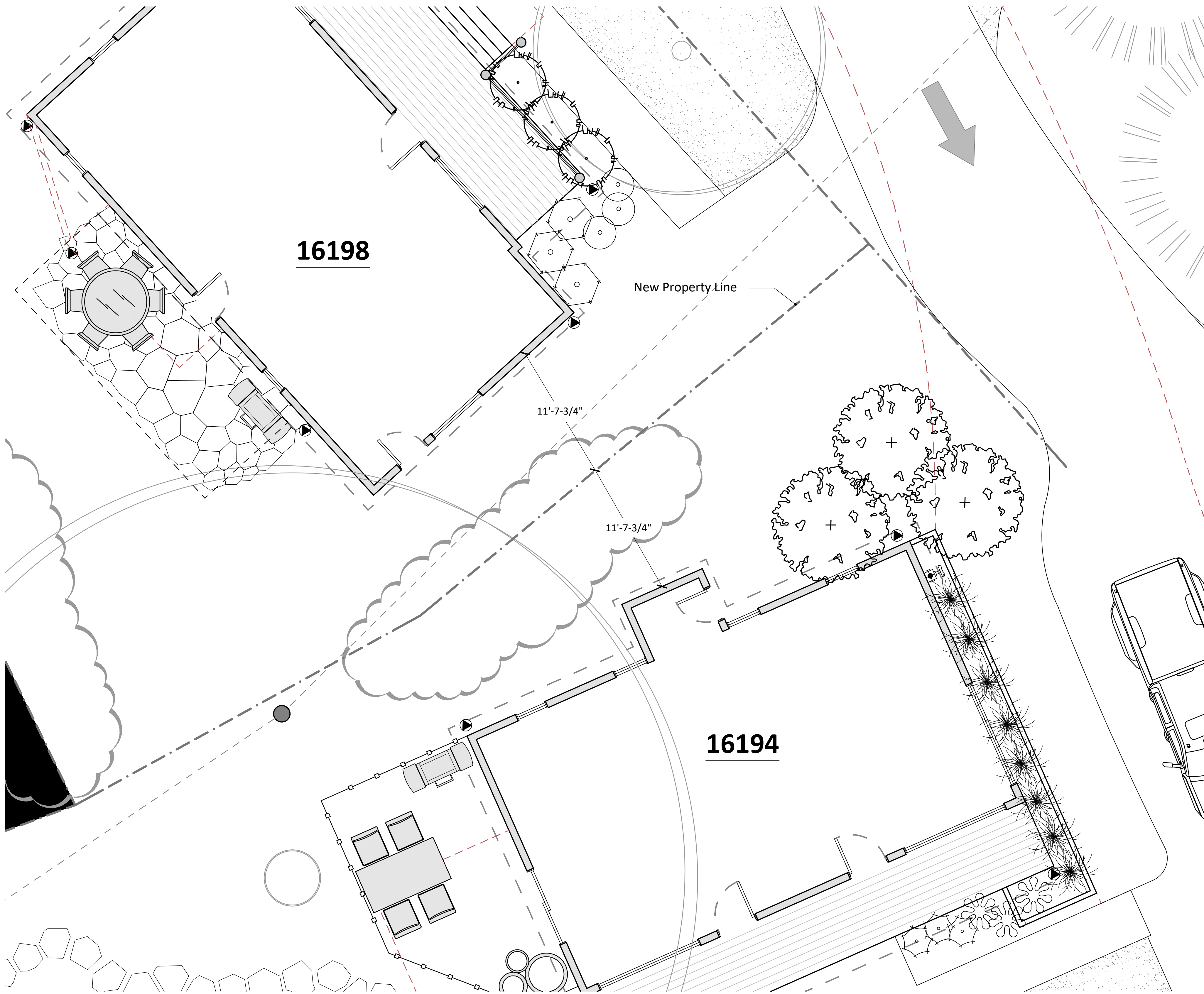
Proposed Parcel(s)

Description	One	Two	Three	Four	Five
Acreage	1.062	0.69			
Frontage					
Setbacks Front/Rear	refer to plan	provided	/	/	/
Setbacks Side/Side	/	/	/	/	/

Property Owners

Parcel	Address Information	
One	Name	Rockmont Investments
	Address	16194 N St Vrain DR Lyons
Two	Name	Flatirons IRA
	Address	16198 N St Vrain DR Lyons
Three	Name	
	Address	
Four	Name	
	Address	
Five	Name	
	Address	

Remarks:



16198

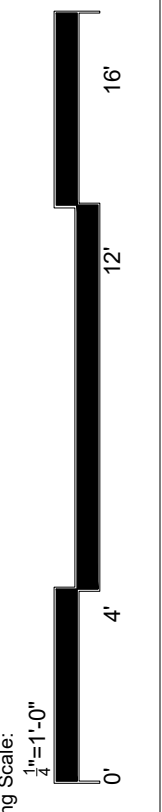
New Property Line

11'-7-3/4"

11'-7-3/4"

16194

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Revision Date:

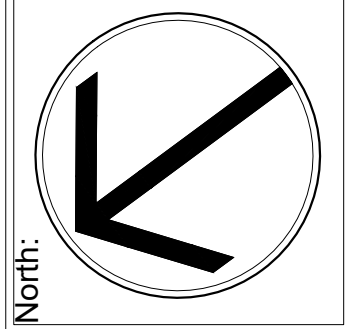
Project Name: **Riverside Cabins**

Address: 16198 & 16194 N. Vrain Lyons, CO 80540

Date: 5.10.2024

Drawn By: R.C.

Approved By: **Property Line**



Walker, Samuel

From: Steve Pischke <spischke@lyonsfire.org>
Sent: Thursday, June 27, 2024 11:55 AM
To: Walker, Samuel
Subject: [EXTERNAL] Fwd: Referral Packet for Docket SU-23-0013-SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment at 16188 N. St. Vrain Drive

Good morning Sam - Lyons Fire has no issues with realigning the property lines as described in the attached document
 Thanks

Steven J. Pischke
 Assistant Chief/Fire Marshal
spischke@lyonsfire.org
 303-823-6611 Office
 303-434-3918 Cell



----- Forwarded message -----

From: **Morgan, Heather** <hmorgan@bouldercounty.gov>
Date: Thu, Jun 27, 2024 at 9:21 AM
Subject: Referral Packet for Docket SU-23-0013-SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment at 16188 N. St. Vrain Drive
To: Atherton-Wood, Justin <jatherton-wood@bouldercounty.gov>, Flax, Ron <rflax@bouldercounty.gov>, Frederick, Summer <sfrederick@bouldercounty.gov>, HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>, Huebner, Michelle <mhuebner@bouldercounty.gov>, Sanchez, Kimberly <ksanchez@bouldercounty.gov>, Skufca, Erika <eskufca@bouldercounty.gov>, Transportation Development Review <TransDevReview@bouldercounty.gov>, West, Ron <rowest@bouldercounty.gov>, !LongRange <longrange@bouldercounty.gov>, Historic <historic@bouldercounty.gov>, #WildfireMitigation <WildfireMitigation@bouldercounty.gov>, #CodeCompliance <codecompliance@bouldercounty.gov>, Floodplain Admin <floodplainadmin@bouldercounty.gov>, #AssessorReferral <AssessorReferral@bouldercounty.gov>, #CAREferral <CAreferral@bouldercounty.gov>, #CEReferral <CEreferral@bouldercounty.gov>, Oehlkers, Jason <joehlkers@bouldercounty.gov>, Allshouse, Alycia <aallshouse@bouldercounty.gov>, Kiepe, Bob <bkiepe@bouldercounty.gov>, Kelly, Allison <akelly@bouldercounty.gov>, Heidi@elevate-bnb.com <Heidi@elevate-bnb.com>, morgan@pvrea.coop <morgan@pvrea.coop>, office@svlhwcd.org <office@svlhwcd.org>, scott.griebing@svlhwcd.org <scott.griebing@svlhwcd.org>, communitydevelopment@townoflyons.com <communitydevelopment@townoflyons.com>, poc@co.larimer.co.us <poc@co.larimer.co.us>, Vanessa McCracken <bldrvalleyandlongmontcds@gmail.com>, hc_filesearch@state.co.us <hc_filesearch@state.co.us>, sarah.brucker@state.co.us <sarah.brucker@state.co.us>, david.dixon@state.co.us <david.dixon@state.co.us>, spischke@lyonsfire.org <spischke@lyonsfire.org>, plans@lyonsfire.org <plans@lyonsfire.org>, coloradoes@fws.gov <coloradoes@fws.gov>, timothy.bilobran@state.co.us <timothy.bilobran@state.co.us>
Cc: Walker, Samuel <swalker@bouldercounty.gov>, Duchi, Trevor <tduchi@bouldercounty.gov>

Please [click here](#) to access the referral packet for Docket **SU-23-0013-SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment** at **16188 N. St. Vrain Drive**.

Please return responses and direct any questions to [Sam Walker](#) by **August 1, 2024**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Thank you,



Heather Morgan | Lead Administrative Technician

Planning Division | Boulder County Community Planning & Permitting

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

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

My usual working hours are Monday – 7:00-11:00 a.m., Tuesday-Friday – 6:30 a.m. – 4:00 p.m.

*Boulder County has migrated all email to the .gov domain. Please update your contact lists to reflect the change from hmorgan@bouldercounty.org to hmorgan@bouldercounty.gov. **Emails sent to both .org and .gov addresses will continue to work.** This work is part of the migration to the .gov domain that began in July 2022 when the Boulder County website moved to www.bouldercounty.gov. This move to the .gov domain provides a higher level of cybersecurity protection.*

--

Steven J. Pischke
Assistant Chief/Fire Marshal
spischke@lyonsfire.org
303-823-6611 Office
303-434-3918 Cell



Virus-free www.avast.com

Walker, Samuel

From: ColoradoES, FW6 <ColoradoES@fws.gov>
Sent: Friday, July 12, 2024 12:12 PM
To: Walker, Samuel
Subject: [EXTERNAL] Riverside Cabins Lodge

Hello Sam Walker,

Thank you for contacting the U.S. Fish and Wildlife Service (Service). The Service has reviewed the Riverside cabins project and has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.

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.

Project Code: 2024-0109737

Sincerely,

Emily Berchem

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

Walker, Samuel

From: Carden, Timothy
Sent: Tuesday, July 23, 2024 3:28 PM
To: Walker, Samuel
Cc: Northrup, Elizabeth (Liz)
Subject: RE: Referral Packet for Docket SU-23-0013-SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment at 16188 N. St. Vrain Drive

Hi Sam,

Thank you for the opportunity to review SU-23-0013-SE-24-0005. I have completed my review of the referral packet and as proposed this project should not impact the nearby conservation easements.

Best,

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

From: Morgan, Heather <hmorgan@bouldercounty.gov>
Sent: Thursday, June 27, 2024 9:21 AM
To: Atherton-Wood, Justin <jatherton-wood@bouldercounty.gov>; Flax, Ron <rflax@bouldercounty.gov>; Frederick, Summer <sfrederick@bouldercounty.gov>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>; Huebner, Michelle <mhuebner@bouldercounty.gov>; Sanchez, Kimberly <ksanchez@bouldercounty.gov>; Skufca, Erika <eskufca@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>; !LongRange <longrange@bouldercounty.gov>; Historic <historic@bouldercounty.gov>; #WildfireMitigation <WildfireMitigation@bouldercounty.org>; #CodeCompliance <codecompliance@bouldercounty.org>; Floodplain Admin <floodplainadmin@bouldercounty.gov>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAREferral <CAreferral@bouldercounty.gov>; #CEreferral <CEreferral@bouldercounty.gov>; Oehlkers, Jason <joehlkers@bouldercounty.gov>; Allshouse, Alycia <aallshouse@bouldercounty.gov>; Kiepe, Bob <bkiepe@bouldercounty.gov>; Kelly, Allison <akelly@bouldercounty.gov>; Heidi@elevate-bnb.com; morgan@pvrea.coop; office@svlhwcd.org; scott.griebing@svlhwcd.org; communitydevelopment@townoflyons.com; poc@co.larimer.co.us; Vanessa McCracken <bldrvalleyandlongmontcds@gmail.com>; hc_filesearch@state.co.us; sarah.brucker@state.co.us; david.dixon@state.co.us; spischke@lyonsfire.org; plans@lyonsfire.org; coloradoes@fws.gov; timothy.bilobran@state.co.us
Cc: Walker, Samuel <swalker@bouldercounty.gov>; Duchi, Trevor <tduchi@bouldercounty.gov>
Subject: Referral Packet for Docket SU-23-0013-SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment at 16188 N. St. Vrain Drive

Please [click here](#) to access the referral packet for Docket **SU-23-0013-SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment** at **16188 N. St. Vrain Drive**.

Please return responses and direct any questions to [Sam Walker](#) by **August 1, 2024**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Thank you,



Heather Morgan | Lead Administrative Technician

Planning Division | Boulder County Community Planning & Permitting

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

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

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August 2, 2024

Sam Walker, Planner II
 Boulder County Community Planning & Permitting
 Transmission via email: swalker@bouldercounty.gov

Re: Riverside Cabins Lodge and Boundary Line Adjustment
 Plan Number SU-23-0013/SE-24-0005
 16190, 16202, 16194, and 16188 N St. Vrain Drive
 Pt. SE¼ NW¼ and NE¼ SW¼, Sec. 11, T3N, R71W, 6th P.M.
 Water Division 1, Water District 5

Dear Mr. Walker:

We have reviewed the above referenced request for a Special Use Review to establish a Resort Lodge and a Subdivision Exemption request to adjust property boundary lines. The submitted material does not qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments regarding the proposed water supply. The comments will not state an opinion on the adequacy of the water supply or the ability of the water supply plan to satisfy any County regulations or requirements, and cannot be used to guarantee the issuance of a well permit or the physical availability of water.

The subject property consists of several lots totaling 2.05 acres and currently contains 10 rental cabins. The source of water supply for the property is an existing well with permit no. 321127-A. Well permit no. 321127-A was issued for the replacement of a well first put to use in 1950 for commercial purposes and permitted under well permit no. 321127.

One of the conditions of approval for the new well permit was that the old well must be properly plugged and abandoned. A Well Abandonment Report was not received for well no. 321127, therefore it is unknown if the well was plugged. To ensure well no. 321127 was plugged and abandoned, the well owner should submit a Well Abandonment Report available at: <https://dwr.state.co.us/eforms?department=7>

Only one commercial exempt well may be used to serve an individual commercial business. Water from a commercial exempt well may not be used for lawn or landscape irrigation, the watering of domestic animals or poultry, the filling of a hot tub, or for any other purpose outside of the building.

The annual amount of groundwater diverted by the well is limited to 1 acre-foot (325,900 gallons) for use in drinking and sanitary facilities inside an individual commercial business. The applicant anticipates that there will be up to 34 people staying on site, and the lodge will operate



Riverside Cabins Lodge
Plan Number SU-23-0013/SE-24-0005

August 2, 2024
Page 2 of 2

year round. At an estimated water demand of 50 gallons per customer per day, water requirements for the lodge may exceed the amount allowed under a commercial exempt well permit. The applicant may need to reduce the number of visitors in order to remain within the limits of a commercial exempt well permit. The well is required to be equipped with a totalizing flow meter, recorded by the well owner at least annually, to ensure that diversions from the well do not exceed the permitted limit of 325,900 gallons per year.

In order to obtain a commercial non-exempt permit to allow for a greater annual diversion from the well, the well would first need to be included in a substitute water supply plan approved by this office or a plan for augmentation approved by the water court. General information regarding augmentation plans, including a *Beginner's Guide to Augmentation Plans for Wells*, may be found on the Division of Water Resources' website at <https://dwr.colorado.gov/services/water-administration/augmentation-plans>.

The application additionally seeks to adjust the common lot line between the property at 16194 N St Vrain Dr (decreasing the parcel size from 0.707 acres to 0.69 acres) and 16198 N St Vrain Dr. (increasing the parcel size from 1.045 acres to 1.062 acres). Records from our office indicate that the property at 16198 N St Vrain Dr is served by well permit no. 106558, which may be used for household purposes. The proposed boundary line adjustment will not affect the validity of permit no. 106558.

Should you or the applicants have any questions regarding this matter, please contact me at 303-866-3581 ext. 8245 or kathleen.fuller@state.co.us for assistance.

Sincerely,



Kate Fuller, P.E.
Water Resources Engineer

Cc: Applicants
Referral file no. 32430
Well permit file no. 321127-A



Community Planning & Permitting

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

June 27, 2024

To: Sam Walker, Planner II
 From: Sarah Heller, Floodplain Program Planner

Subject: Docket SU-23-0013/SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment
Request: Special Use Review to establish a Resort Lodge use for up to 34 guests at a time in cabins located at 16190, 16202, 16194, and 16188 N. St. Vrain Drive and Subdivision Exemption request to adjust the boundary lines between 16194 and 16198 N. St. Vrain Drive.
Location: 16188 N. St. Vrain Drive, accessed via an existing driveway immediately south of the intersection of N. St. rain Drive (AKA US 36) and Longmont Dam Road, in Section 11, Township 3N, Range 71W.

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

1. We have no conflict with the proposed boundary line adjustment.
2. The existing trails, fire pit pads, and the stairs going down to the creek are in the Floodway and therefore would have required a Floodplain Development Permit (FDP). If these elements were constructed at grade, without the placement of fill, they may be covered under the county's General FDP. To confirm coverage under the General FDP, the applicant must submit to FloodplainAdmin@bouldercounty.gov photos of all work done in the Floodplain Overlay District, accompanied by a narrative describing the development's impact to the channel and floodplain.
3. Boulder County Land Use Code Article 4-405.H.1 prohibits liquid propane gas or other similar storage tanks in the Floodplain Overlay (FO) District. The boxes containing propane tanks for the fire pits must be removed from the FO District.

Please contact Sarah Heller, Floodplain Program Planner, at sheller@bouldercounty.gov to discuss this referral.

This concludes our comments at this time.



Community Planning & Permitting

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

MEMO TO: Referral Agencies
 FROM: Sam Walker, Planner II
 DATE: June 27, 2024
 RE: Docket SU-23-0013/SE-24-0005

Docket SU-23-0013/SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment

Request: Special Use Review to establish a Resort Lodge use for up to 34 guests at a time in cabins located at 16190, 16202, 16194, and 16188 N. St. Vrain Drive and Subdivision Exemption request to adjust the boundary lines between 16194 and 16198 N. St. Vrain Drive.

Location: 16188 N. St. Vrain Drive, accessed via an existing driveway immediately south of the intersection of N. St. Vrain Drive (AKA US 36) and Longmont Dam Road, in Section 11, Township 3N, Range 71W.

Zoning: Forestry (F) Zoning District

Owner/Applicant: Micah Kohls, Rockmont Investments LLC

Agent: Heidi Campbell

Special Use Review/Subdivision Exemption/Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to planner@bouldercounty.gov. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.gov to request more information. If you have any questions regarding this application, please contact me at 720-564-2738 or swalker@bouldercounty.gov.

Please return responses by **August 1, 2024.**

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed  PRINTED Jessica Fasick

Agency or Address CP&P Historic Review

Date 6/28/24

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



Community Planning & Permitting

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

TO: Sam Walker, Community Planning & Permitting Department

FROM: Jessica Fasick, Historic Review, Community Planning & Permitting Department

DATE: June 28, 2024

SUBJECT: Docket SU-23-0013/SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment

On January 9, 2018, a subcommittee of the Historic Preservation Advisory Board (HPAB) reviewed the property at 16198 N St. Vrain Drive. They unanimously agreed (3-0) that the cabin is eligible for landmark status with Boulder County with the recommendation that landmarking with Boulder County be a condition of approval for the Subdivision Exemption requested at that time (SE-17-0013). That SE application was withdrawn by the owner.

On December 4, 2023, a subcommittee of the HPAB reviewed the Riverside Cabins at 16188, 16190, 16194, and 16202 N St. Vrain Drive. They unanimously agreed (2-0) that the properties are eligible for landmark status with Boulder County. They then gave their support for the, at that time, incomplete application for SU-23-0013: Riverside Cabins Lodge with the recommendation that landmarking with Boulder County be a condition of approval for the SU.

Consistent with HPAB's past recommendations, preservation staff requests that all five properties – 16188, 16190, 16194, 16198, and 16202 N St. Vrain Drive – be landmarked with Boulder County as a condition of approval for docket SU-23-0013/SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment.



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

July 1, 2024

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Anita Riley, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # SU-23-0013/SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment – 16190, 16202, 16194, and 16188 N. St. Vrain Road Response #1

The Development Review Team – Access & Engineering requires additional information in order to review the above referenced docket. Please provide the following information:

1. A Transportation System Impact Analysis at the Review Level (TSIR). This includes, but is not limited to:
 - a. Evaluation of existing and future conditions for:
 - i. ADT and LOS on adjacent roadways
 - ii. Trip generation, distribution and assignment
 - iii. Cumulative conditions
 - iv. Multimodal transportation facilities and services
 - v. Safety and accident analysis
 - b. Conclusions and Mitigations recommendations for:
 - i. Safety and access management
 - ii. Multimodal transportation infrastructures
 - iii. Personal Mobility
 - iv. Internal and external street, bicycle and pedestrian connectivity

Please justify the trip rate used for the lodge and include the trips generated by the private residences used by the access as well.

For more details about the TSIR requirements, please refer to the Boulder County Multimodal Transportation Standards, section 4.6.

The Colorado Department of Transportation may have additional requirements that should be incorporated into the analysis as well

2. A drainage letter that demonstrates that stormwater from the parking area has opportunity for infiltration prior to discharging in the North St. Vrain. The attached document provides the minimum requirements for a drainage letter.
3. Easement information demonstrating legal access across the property at 16200 N. St. Vrain Road.

This concludes our comments at this time.



Public Works

2525 13th Street • Boulder, Colorado 80304 • Tel: 303-441-3900

MEMORANDUM

November 9, 2021

Subject: Allowance of the use of Drainage Letters on Private Development and Public Capital Projects

At the discretion of the County Engineer, proposed projects may be allowed to utilize a drainage letter to satisfy the requirements of Section 204 of the Boulder County Storm Drainage Criteria Manual (SDCM), adopted November 2016. All other requirements that are not otherwise addressed by the Drainage Letter are still in force. The elements of the letter shall include, at a minimum, the following:

- Description of property location with size of property; alternately, include a vicinity map, with North arrow and nearby waterway features.
- Description of the proposed project
- Site plan showing entire property, with North arrow, scale, property size, disturbance area, and distance to waterways shown.
- Identify and address effects on adjacent or nearby major drainage features or waterways
- Existing (dashed) and proposed (solid) contours with tie-ins shown (2-foot or better resolution), and contour intervals and major contours clearly identified
- Proposed flow directions for current and proposed conditions
- Peak discharge calculations for the minor and major storm events as identified in the SDCM
- Peak flow rates to determine the sizing of drainage infrastructure, including, but not limited to, swales, inlets, storm drains, culverts, and any other infrastructure affected by the site development
- Infrastructure sizing calculations and supporting documentation
- Demonstration that detention is not required by applying one or more of the exemptions listed in SDCM section 1203.1
- Identification of potential impacts to adjacent down-gradient properties, proposed mitigation features, and certification that the project will not adversely affect downstream structures or infrastructure
- For projects that disturb an acre or more and are located within the County's MS4 permitted area, an explanation of stormwater management facilities (SWMFs) is required. The explanation may include calculations for proposed SWMF or documentation that such measures are not required.
- Lots that are within a subdivision that have an approved drainage report may reference and supply the approved drainage report as well as a statement that the lot conforms to the original drainage report criteria.

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

- Letter must be stamped and signed by a Colorado registered Professional Engineer in a related field
- Any other information that is necessary to satisfy drainage analysis and design for the site based on the judgement of the County Engineer.

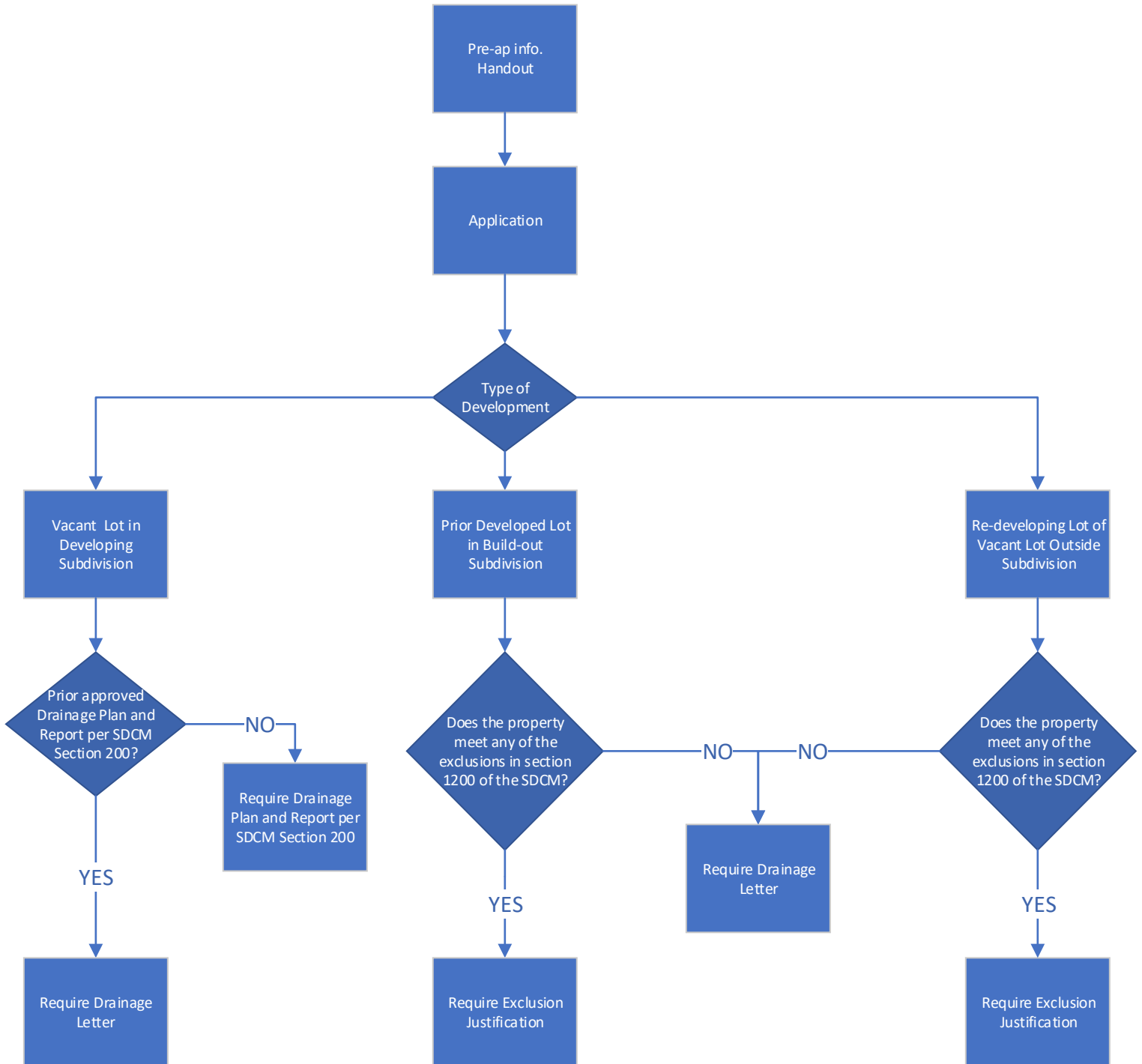
After review of the initial letter submittal, the County Engineer may require additional information deemed necessary for adequate and appropriate drainage analysis on the site.



By: _____

Michael A. Thomas, P.E.
County Engineer, Boulder County Public Works

Effective Date: November 17, 2021





Community Planning & Permitting

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

Wildfire Mitigation Team

MEMO

TO: Sam Walker, Planner II
FROM: Kyle McCatty, Senior Wildfire Mitigation Specialist Supervisor
DATE: July 31, 2024
RE: Referral Packet for Docket SU-23-0013-SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment at 16188 N. St. Vrain Drive

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

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

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

There are additional wildfire mitigation requirements associated with the increased risk of loss of life and property from wildfires due to the proposed total number of cabins and guests. The two main additional wildfire mitigation requirements are:

- The property owner will need to obtain a Wildfire Partners certificate to mitigate the property against wildfire.
- And the Lyons Fire Protection District will need to approve an emergency water supply for the property.

Site Location

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Special Use Review and Subdivision Exemption process, and no conflicts have been identified.

Ignition-Resistant Materials and Construction

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

Defensible Space

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

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

Emergency Water Supply

An emergency water supply is required to aid in the defense of the structures from a wildfire and to assist in firefighting efforts because of the increased risk of loss of life and property from wildfires due to the proposed total number of cabins and guests. This may include but is not limited to, a hydrant on a public water system, a dry hydrant in a local water source, a community cistern, or an individual cistern. Contact Steven J. Pischke, Fire Marshal of the Lyons Fire Protection District, for their individual cistern requirements at spischke@lyonsfire.org; plans@lyonsfire.org; 303-823-6611. If the Fire Protection District does not have its own installation standards, follow the Boulder County publication: [Emergency Water Supply for Firefighting](#).

Emergency Vehicle Clearance

Emergency vehicle clearance is required to allow for safe ingress and egress of emergency vehicles. Emergency personnel try their best to respond to calls in a timely

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

Timeline

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

Before scheduling rough framing inspections, the plan's defensible space and water supply portion must be implemented and inspected by the Community Planning & Permitting Department. All trees marked for removal must be cut, and all slash, cuttings, and debris must be removed and/or properly disposed of. The [Fire Sprinkler or Fire Cistern Approval Form](#) must be submitted to the Boulder County Building Safety & Inspection Services at ezbp@bouldercounty.gov (or P.O. Box 471, Boulder, Colorado, 80306) after the fire protection district completes the applicable portion of the form. If an individual cistern was required, it must be located on-site in an appropriate location (subject to approval by the fire protection district), fitted with an appropriate dry hydrant connection, and be filled, and tested by the local fire protection district.

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

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum land use and building code requirements. I can be reached at 720-564-2625 or via e-mail at kmccatty@bouldercounty.gov.



Public Health

Environmental Health Division

August 1, 2024

TO: Staff Planner, Community Planning and Permitting

FROM: Jessica Cannon, Environmental Health Specialist

SUBJECT: SU-23-0013-SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment

OWNER: ROCKMONT INVESTMENTS LLC

PROPERTY ADDRESS: 16188 N. St. Vrain Drive

SEC-TOWN-RANGE: 11 -3N -71

Description of Work: Special Use Review to establish a Resort Lodge use for up to 34 guests at a time in cabins located at 16190, 16202, 16194, and 16188 N. St. Vrain Drive and Subdivision Exemption request to adjust the boundary lines between 16194 and 16198 N. St. Vrain Drive.

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

The SU-23-0013-SE-24-0005 application proposes the ability to rent to 34 guests. The maximum number of renters that can be served by each OWTS is outlined below and cannot exceed those numbers. The maximum capacity for all the OWTS at once is 28 people. If there are any managers or caretakers staying at the property, they must be included in the 28 people maximum. Overuse of an OWTS can result in failure and require a new OWTS be installed that meets current code. Public Health can approve the rental proposal if the maximum proposed number of occupants is 30. Public Health has no conflict with the proposed boundary line adjustment.

The OWTS for 16190 N. St. Vrain Drive serves a maximum of 8 people:

1. BCPH issued an OWTS commercial use permit (USEP-2022-0127) for 16190 N. St. Vrain Drive on 6/17/22. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for the 4-bedroom main lodge, serving a maximum of 8 people. The associated OWTS construction permits are NEWP-1900-10129 and MAJP-1900-0010126. The associated Property Transfer Certificate is PTC-2021-0519. The maximum number of people served by this OWTS is eight.

The OWTS for 16194 N. St Vrain Drive serves a maximum of 12 people:

1. BCPH issued an OWTS commercial use permit (USEP-2022-0125) for 16194 N. St. Vrain Drive on 6/17/22. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for three, 2-bedroom cabins, serving a maximum of 12 people. The associated OWTS construction permit is MAJP-1900-0010116. The associated Property Transfer Certificate is PTC-2021-0519. The maximum number of people served by this OWTS is twelve.

The OWTS for 16188 & 16202 St. Vrain Drive serves a maximum of 8 people:

1. BCPH issued an OWTS commercial use permit (USEP-2022-0126) for 16188 & 16202 St. N. Vrain Drive on 6/17/22. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for two properties, each with a 2-bedroom cabin. The OWTS can serve a maximum of 8 people. The cabins are named Cottonwood and Ash. The associated OWTS construction permit is MAJP-1900-0010120. The associated Property Transfer Certificates are PTC-2021-0518 and PTC-2021-0520.

Renting Cabins Served by OWTS:

1. The owner must make sure renters do not park on or over OWTS components by marking the area and informing the renters to stay off it.
2. It is recommended that the septic tank be pumped every two years. If the renters put unwanted items down the toilets, frequent pumping could avoid failure in the absorption field.
3. BCPH recommends having your well water tested annually (at a minimum) to ensure the water is safe to drink.
 - a. For more information visit <https://bouldercounty.gov/environment/water/well-water-quality/>

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

Cc: OWTS file, owner, Community Planning and Permitting

Walker, Samuel

From: Valdes - CDOT, Rose <rose.valdes@state.co.us>
Sent: Monday, March 10, 2025 4:50 PM
To: Riley, Anita; Walker, Samuel
Cc: Timothy Bilobran - CDOT
Subject: [EXTERNAL] Boulder County Referral - Riverside Cabins
Attachments: EXHIBIT A (Option 2).pdf; EXHIBIT D - Site Distance Issues.pdf

Good Afternoon Anita and Sam,

RE: Boulder County Referral

Riverside Cabins

16190 N. St. Vrain Dr

Lyons, CO 80540

CDOT Comments/Requirements.

TIS denotes a desire to build 10 cabins.

- 11 cabins with individual photos featured on the website.
- Only a 1-cabin difference does not change the outcome in and of itself...if there are no additional traffic considerations. Please see the question below.

1. Aside from the two (2) single family residences and the (11) cabins, what is the purpose/function of the largest structure on the right as you enter the property as shown on the site plan? **This large building's "Use" may, or may not, change the ultimate calculation/requirements.**

2. Due to no existing permit that could be found and Non-Use for several years after the flood, CDOT will require a Highway Access Permit.

- The application with all required documentation must be Submitted directly to me *before Boulder County final approvals*.
- The permit application is available online. It is the same application <https://socgov.my.site.com/accesspermits/s/login/>
- Please notify me directly once the online application is "Submitted"
- The application "Permittee" is the property owner.
- The Permit will require a copy of the Deed

3. **Access Changes.** Provide slightly more visual separation between the two accesses by moving the access slightly and paving the portion of natural growth that extends beyond that. This should help eliminate the noted overshooting of the exit to BCR 80. [Please see the attached PDF.](#)

4. Site Distance - State Highway Access Code

(5) 4.1 Sight Distance for 40 mph Design site distance is 325.

Natural grasses less than 3 ft in height will be required to eliminate the issues with overgrowth related to reduced site distance which is noted in the TIS. Our Access Permit will detail the seeding required. Please see the attached PDF.

Rose Valdes

Assistant Access Manager



10601 West 10th Street, Greeley, CO 80634

Rose.Valdes@state.co.us | <http://codot.gov/> | www.cotrip.or

Office Phone (970) 939-2440



My working hours are Monday through Thursday 7am to 4:30pm and 7am to 11am on Fridays.

EXHIBIT D

Site Distance Issues

ATTACHMENT B

Legend

-  16190 N St Vrain Dr
-  Riverside Cabins



Tree & Hwy curves

Tree?

Overgrown shrub?



EXHIBIT A

Access

Legend





Community Planning & Permitting

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

August 19, 2025

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Anita Riley, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # SU-23-0013/SE-24-0005: Riverside Cabins Lodge and Boundary Line Adjustment – 16190, 16202, 16194, and 16188 N. St. Vrain Road Response #2

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

1. The subject properties are accessed from US Highway 36 (US 36), a paved federal highway maintained by the Colorado Department of Transportation. Legal access is demonstrated by adjacency to the ROW. Legal access across 16200 and 16198 N St Vrain Road is demonstrated by a grant of easement with Reception #00610259, recorded March 21, 1984.
2. The throat width of the existing driveway, from US 36 to the parking area, ranges from 14 to 17 feet, whereas a two-lane driveway requires a minimum width of 18 feet. Within the parking area, lane widths range from 12 to 15 feet, while the lanes serving the cabins range from 10 to 12 feet. The minimum allowable driveway width is 12 feet. No drainage facilities are provided for the driveway improvements, although proper drainage is required. The centerline turning radius at the turn along the southern edge of the cabins is approximately 24 feet, which is not adequate for larger vehicles. The minimum allowable radius is 40 feet, with 2 feet of clearance required on each side of the access. The driveway design must comply with the Boulder County Multimodal Transportation Standards, including without limitation:
 - a. Table 5.5.1 – Parcel Access Design Standards
 - b. Standard Drawing 11 – Private Access
 - c. Standard Drawing 14 – Access with Roadside Ditch
 - d. Standard Drawing 15 – Access Profiles Detail
 - e. Standard Drawing 16 – Access Grade & Clearance

f. Standard Drawing 19 – Typical Turnaround & Pullout Locations

Staff recommends the applicant make the driveway improvements noted and bring the driveway into compliance with the Standards. If the improvements exceed 50 cubic yards in earthwork, a building permit must be obtained.

3. The applicants provided a transportation system impact review (TSIR), dated March 2025. The TSIR identifies 18 average daily trips associated with two single family residences and 56 average daily trips associated with the ten cabins operating as a resort hotel, for a total of 74 average daily trips. No auxiliary lanes at US 36 are required. Staff agrees with the conclusions of the TSIR.
4. Parking requirements for a resort lodge is 1 to 1.5 spaces per cabin. The subject property has 15 spaces, one of which is van accessible, thereby meeting the parking requirements.
5. Paving of the parking area and a portion of the driveway around the cabins occurred sometime between April 2022 and October 2023, as verified through historical aerial imagery. Consequently, a drainage memo was requested to evaluate stormwater runoff from the newly created impervious surfaces. A review of the drainage memo, dated December 2, 2024, and prepared by Rocky Ridge Civil Engineering, concluded that the impervious surface may remain provided the vegetated buffer between the paved areas and St. Vrain Creek is maintained. Applicants should note that any site disturbance within 100 feet of the creek will require a Boulder County Stormwater Quality Permit.

Staff recommends a condition of approval requiring that the vegetated buffer between the impervious surfaces and St. Vrain Creek be preserved and maintained.

This concludes our comments at this time.



Lyons Fire
Protection District

September 5, 2025

Heather Morgan, Lead Admin. Technician
Boulder County Planning Division
P.O. Box 471
Boulder, CO 80306

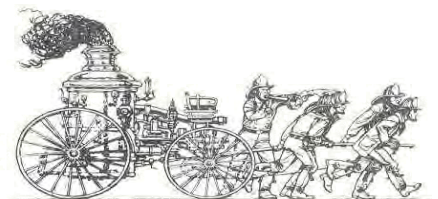
Heather;

Lyons Fire has had the opportunity to work with Heidi Campbell, Manager at the Riverside Cabins & Lodge regarding Fire Safety inspections of the property and structures on it as well as other fire safety issues and we have found them to be a well-run operation. They have been excellent in maintaining property egress and access to the structures on the property and it is possible that this realignment may be helpful in this.

Thank you.

Steve

Steven J. Pischke
Fire Marshal
spischke@lyonsfire.org
303-823-6611 Office
303-434-3918 Cell





Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

Building Safety & Inspection Services Team

MEMO

TO: Sam Walker, Planner II
 FROM: Michelle Huebner, Plans Examiner Supervisor
 DATE: June 6, 2024

RE: Referral Response, SU-23-0013 & SE-24-0005: Special Use Review to establish a Resort Lodge use for up to 34 guests at a time in cabins located at 16190, 16202, 16194, and 16188 N. St. Vrain Drive and Subdivision Exemption request to adjust the boundary lines between 16194 and 16198 N. St. Vrain Drive.

Location: 16188 N. St. Vrain Drive

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

1. **Building permits**, Plan review and inspection approvals are required for all the remodel or repair work. Additions, deconstruction and any alterations, remodeling, and any electrical, mechanical or plumbing work, etc. also requires building permits. Separate building permits are required for each structure.

We don't have any active building permits for the **sign** or the **extensive rehabilitation efforts** listed in the application materials to the buildings and property that the 2013 flood caused.

For a complete list of when building permits are required, please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

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

The **International Existing Building Code (IEBC)** will guide the process for the building code analysis for the existing structures.

The Commercial Plan Submittal Checklist: [B70 Commercial Plan Checklist \(bouldercounty.gov\)](#)

2. **Minimum Plumbing Fixtures.** The plumbing fixtures count needs to meet or exceed the requirements of IBC Chapter 29, including the need for accessible restrooms and fixtures.

3. **Accessibility.** Chapter 11 of the IBC and referenced standard ICC A117.1-09 provide for accessibility for persons with disabilities. Any building permit submittals are to include any applicable accessibility requirements, including accessible parking, signage, accessible routes and accessible fixtures and features.
4. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 165 mph (Vult) and 45 psf, respectively.
5. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space. A separate referral response will be forthcoming from one of the county's wildfire mitigation specialists.
6. **Fire Department.** It appears that the site is served by Lyons Fire District. A separate referral response from the fire department should also be forthcoming. The fire department may have additional requirements in accordance with their International Fire Code ("IFC") adoption. Also, the Fire Protection District must provide written documentation to Boulder County Building Safety and Inspection Services approving the building permit plans and specifications of projects before the building permit can be issued.
7. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit(s) application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met.

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



Parks & Open Space

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

TO: Sam Walker, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: September 3, 2025
SUBJECT: Docket SU-23-0013/SE-24-0005, Riverside Cabins, 16188 St. Vrain Drive

Staff has reviewed the submitted materials, and has visited the site many times in the past, both pre-2013 flood and post. The only natural resource concern with the Special Use is the management of riparian areas. Two areas are shown in red in Figure 1 below – a southern area, and an area near the parking lot. This overall reach of the creek was part of a stream restoration project after the 2013 flood. As part of this work, grass/forb seeding, and possibly shrub plantings, were included.

Figure 1



It appears that since that project, the management of these two areas has been very detrimental to the establishment of natural riparian vegetation. The southern area has been denuded of most vegetation, while the northern piece has been repeatedly mowed. The southern area *does* include some riparian vegetation – see green in Figure 2 below – but the “uplands,” where the chairs and firepits are located, as well as the rest of the creek-edge are basically sand, gravel, or riprap boulders.

Figure 2



At a minimum, these areas should be revegetated with native grass species, while willow shrub plantings are highly recommended in areas of riprap. The latter includes an area of riprap on the “far,” southeast edge of the creek, which is within the subject parcel. Consultation with a riparian restoration consultant is recommended. Either the Parks and Open Space Department or the CSU Extension office in Longmont could also be a resource.

Walker, Samuel

From: Cat <ciaobbq@gmail.com>
Sent: Thursday, June 20, 2024 9:13 AM
To: Laws, Martin; McGuinness, Brendan; Walker, Samuel; <mark@flanderslaw.com>
Cc: Boulder County Board of Commissioners; #CodeCompliance
Subject: [EXTERNAL] Riverside cabins

Good morning,

I am requesting notification of public hearing regarding this business. We have been unable to locate anything online, Sam has indicated the site has problems.

The past two weeks have been extremely busy and guests are noisy, trespassing, and allowing their pets to run amok. The swimming hole and steps next to the dam (they built all of that in a flood plain 2 years ago) are adjacent our property line. I have many photos of the numerous nuisances we have been subjected to upon request. If in fact they are to not be operational, why is this continuing?

Please respond, if not to us, to Mark Herber Thanks for your continued consideration.

Cat and Dave Oehlman

Walker, Samuel

From: Cat Oehlman <ciaobbq@gmail.com>
Sent: Thursday, June 27, 2024 7:55 AM
To: Laws, Martin; Walker, Samuel; McGuinness, Brendan; Boulder County Board of Commissioners; Jefferies, Wesley; Gracia, Bonnie
Cc: <mark@flanderslaw.com>
Subject: [EXTERNAL] Riverside Cabins

Good morning all,

With great frustration at the nuisances since 2021 at 16190, 16194, 16188, and 16198 N St Vrain Dr I have yet another incident to report.

Yesterday, Riverside Cabins hosted a large wedding on site. I did not contact the county for various reasons yesterday, mostly because I am not interested in ruining someone's special day and because the county has not done anything to speak of since 2021. The past 3 years, myself and a few neighbors have made numerous complaints to various County agencies. As you know, nothing has really been done. The owners of these properties have been in clear violation (numerous)of Boulder County's own regulations.

Apparently, something is being done with a public hearing, with no clear date of said hearing. It was our understanding that this unlicensed business was to cease operating on April 22, 2024. They are operating at 70% capacity plus since that date.

Suffice it to say, I find this strange. My neighbors and I have years of correspondence, photos, and more available to any of you. Trespassing, noise, heavy equipment, work done without permits, construction in a flood plain, dam in river, etc. has been ongoing.

attached is a photo of yesterdays event, more available plus video if needed.

Also, I have a question as to why Martin Laws is stating he cannot speak to me due to legal property dispute (?) Ms. Campbell, the manager of Riverside did in fact try to obtain a PPO against me personally with untruthful allegations. The case was dismissed without prejudice as it was clear she was simply angry for being reported to Boulder County. I am unaware of anything else.

Thank you all for your attention to this matter,



Cat Oehlman

Owner Smokin' Dave's BBQ and Brew
970-290-2241 personal cell
970-577-7427(Ribs)- Estes Park
303-823-7427(Ribs)- Lyons
303-923-7427(Ribs)- Longmont
303-430-7427(Ribs)- Denver