

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
April 28, 2016
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

PLANNING BOARD MEMBERS PRESENT:

Bryan Bowen, Chair
John Putnam
John Gerstle
Leonard May
Liz Payton
Crystal Gray
Harmon Zuckerman

PLANNING BOARD MEMBERS ABSENT:

N/A

STAFF PRESENT:

Charles Ferro, Development Review Manager for CP&S
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Specialist III
Sloane Walbert, Planner II
Karl Guiler, Planner II, Code Amendment Specialist
Noreen Walsh, Senior Transportation Planner
Edward Stafford, Development Review Manager for PW
Susan Richstone, Deputy Director of Planning Housing and Sustainability
Kendra Tupper, Energy Services Manager / Lead Strategist

1. CALL TO ORDER

Chair, **B. Bowen**, declared a quorum at 5:06 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

3. PUBLIC PARTICIPATION

- 1. John Mehaffy** spoke in opposition to the Charter Height limitation.
- 2. Kristen Bjornsen** spoke in oppostiong to mass development and to preserve the open space such as Twin Lakes, Hogan Pancost and the work the BVCP is doing.

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS

- A.** Call Up Item: Wetland Permit (LUR2016-00019); Bear Canyon Road. This decision may

be called up before Planning Board on or before May 3, 2016.

- B.** Call-Up Item: Minor Subdivision review for the creation of a second residential lot at 3627 Broadway. Lot 1 to be 30,081 square feet and Lot 2 to be 48,098 square feet and contain the existing single family home. Case no. LUR2015-00045. This approval is subject to potential call-up on or before April 28, 2016.

None of the items were called up.

*** ITEM 6A (MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY) WERE DISCUSSED AT THIS TIME PRIOR TO PUBLIC HEARING ITEMS. ***

5. PUBLIC HEARING ITEMS

- A.** AGENDA TITLE: Public hearing and consideration of a request to annex two properties of a total of 22-acres at 5399 Kewanee Drive and 5697 South Boulder Road with an initial zoning of Residential Low -2 (RL-2) zoning (LUR2015-00093).

Motion:

On a motion by **J. Putnam** seconded by **L. May** the Planning Board voted 7-0 to waive the defect in the notice posting and move ahead with the public hearing as scheduled.

Staff Presentation:

C. Ferro introduced the item.
K. Guiler presented the item to the board.

Board Questions:

K. Guiler, E. Stafford, S. Richstone, H. Pannewig and **C. Ferro** answered questions from the board.

Applicant Presentation:

Adrian Sopher, with Sopher Sparn Architects, LLC, and **Mark Bloomfield** with Sustainably Built, representing the applicant, presented the item to the board.

Board Questions:

Adrian Sopher, Leslie Ewi with The Sanitas Group, **Richard Lopez** attorney for the applicant, and **Alan Taylor** with Alan Taylor Consulting, answered questions from the board. **K. Tupper** answered questions regarding sustainability and energy related issues.

Public Hearing:

- 1. Ari Rubin** spoke in opposition to the project.
- 2. Elizabeth Johnson** spoke in opposition to the project.
- 3. Barbara Huff (pooling time with Kathryn Wardell)** spoke in opposition to the project.
- 4. Gary Bardsley** spoke in opposition to the project.

5. **Steve Pomerance** spoke in opposition to the project.
6. **Alan Boles** spoke in opposition to the project.
7. **Rob Wardell** spoke in opposition to the project.
8. **Deborah Grojean (pooling time with Sylvia Rognstad and Nicky Marone)**, spoke in opposition of the project.
9. **Debra Flora (pooling time with Jay Flora and Jeff Hale)**, spoke in opposition of the project.
10. **Christine Rubin** spoke in opposition of the project.
11. **Magdalena Rzycka (pooling time with Nancy Giehl and Mary Ederle)**, spoke in opposition of the project.
12. **Mary Treppeda** spoke in opposition of the project.
13. **Ron Craig (pooling time with Jean Craig and Ramon Jesch)**, spoke in opposition of the project.
14. **Carol Atkinson** spoke in opposition of the project.
15. **Gordon McCurry (pooling time with Kathy Lewis, Loris Hayes, Bob Marcus, Jean Johnson and Jim Johnson)**, spoke in opposition of the project.
16. **Zef Houssney (pooling time with Rose Khubchandani and Ana Chang)**, spoke in opposition of the project.
17. **Robert Prostko** spoke in opposition of the project.
18. **Jeff Rifkin (pooling time with Leona Stone and Pat Irwin)**, spoke in opposition of the project.
19. **Paul Romatschke** spoke in opposition of the project.
20. **Gene Treppeda** spoke in opposition of the project.
21. **Suzanne De Lucia** spoke in opposition of the project.
22. **Mireille Key (pooling time with Gabriele Sattler and Mary Ann McWhirter)**, spoke in opposition of the project.
23. **Carpenter** spoke in opposition of the project.
24. **Charlie Hager** spoke in support of the project.
25. **Ben Binder** spoke in opposition of the project.

Applicant Rebuttal:

The board allowed **Adrian Sopher, Leslie Ewi** and **Alan Taylor** to rebut comments made by the public.

Board Comments:

The board agreed to continue deliberations during a special hearing on May 23, 2016. Neither the applicants nor the public will be allowed to give comment. The continuation of the public hearing will include the Planning Board's deliberations only.

Motion:

On a motion by **J. Putnam** seconded by **H. Zuckerman** the Planning Board voted 7-0 to continue the public hearing and consideration of a request to annex two properties of a total of 22-acres at 5399 Kewanee Drive and 5697 South Boulder Road with an initial zoning of Residential Low -2 (RL-2) zoning (LUR2015-00093) to May 23, 2013 beginning at 6:00 p.m. at 1777 Broadway, Council Chambers.

6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

- A. Canyon Blvd Complete Street Study Intro/Update

Staff Presentation:

N. Walsh presented the item to the board.

Board Questions:

N. Walsh answered questions from the board.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 10:50 p.m.

APPROVED BY

Board Chair

DATE

DRAFT