



Town of Superior Town Council
Meeting Agenda
Monday, June 9, 2025
6:00 p.m.
Town Hall Council Chambers
124 E. Coal Creek Drive

The Council meeting will be held in person and online. Members of the public may [participate in the meeting via Zoom](#) or [view the meeting on YouTube](#) (closed captioning available). The recording of the Council meeting will be made available on [YouTube](#) and at [SuperiorColorado.gov](#) after the meeting.

1. Dinner with Planning Commission (6:00 p.m.)
2. Call to Order Meeting of Town Council (7:00 p.m.)
3. Preliminary Matters (7:00 p.m.)
 - a. Pledge of Allegiance
 - b. Roll Call
 - c. Approval of Agenda
 - d. Council Reports
 - e. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)
4. Presentation
 - a. Co-Responder Program Presentation (7:25 p.m.)
5. Project Updates - None

6. Consent Agenda (7:45 p.m.)
 - a. Approval of Council Meeting Minutes
 - b. Acceptance of Committee Meeting Notes
 - c. Proclamation of Juneteenth
 - d. Proclamation for Outgoing Advisory Committee Member
 - e. Consideration of Resolution of the Town Council of the Town of Superior Approving Advisory Committee Reappointments
7. Public Hearing and Second Reading – Consideration of Ordinance of the Town Council of the Town of Superior Approving an Application to Rezone Lots 1-6, Block Q Superior West in Original Town (8:00 p.m.)
8. Public Hearing and First Reading – Consideration of Ordinance of the Town Council of the Town of Superior Amending the Rock Creek Ranch Planned Development to Remove Town-owned Property from the Rock Creek Ranch Planned Development and Rezone the Property From PD, Planned Development, to OS-R, Open Space and Recreation (Town 15) (8:45 p.m.)
9. Executive Session for the purposes of discussion of a personnel matter not involving any specific employees who have requested discussion of the matter in open session, any member of this body or any elected official, the appointment of any person to fill an office of this body or of an elected official, or personnel policies that do not require the discussion of matters personal to particular employees, pursuant to C.R.S. § 24-6-402(4)(f), regarding the Town Manager's evaluation. (9:45 p.m.)
 - a. Action as a result of the Executive Session (10:45 p.m.)
10. Adjournment (11:00 p.m.)

Public comments regarding general Town Council agenda items that are not a public hearing should be submitted with sufficient time ahead of the meeting to allow an opportunity for Council Members to review.



Town Board Meeting Minutes

May 27, 2025

Town Hall, 124 E. Coal Creek Drive

Superior, CO 80027

6:00 p.m.

Call to Order Meeting of Town Council

Pledge of Allegiance

Roll Call

Present:

***Mayor Pro-Tem Jason Serbu
Council Member Jenn Kaaoush
Council Member Stephanie Miller
Council Member Neal Shah
Council Member Mike Foster
Council Member Heather Cracraft
Town Manager Matt Magley
Town Attorney Nicholas Hartman
Lydia Yecke***

Absent:

Mayor Mark Lacis

Others Present:

None

Approval of Agenda

Motion: Council Member Stephanie Miller moved to approve the agenda, pulling item 5g, seconded by Council Member Heather Cracraft. **Vote:** CARRIED. 6 – 0, ABSENT - 1

Council Reports

Presentation 2024 Annual Comprehensive Financial Report and Auditor's Management Report/Governance Communication from CliftonLarsonAllen

Project Update Rock Creek Parkway / Coal Creek Drive Roadway Improvements

Consent Agenda

Motion: Council Member Neal Shah moved to approve the Consent Agenda, seconded by Council Member Stephanie Miller. **Vote:** CARRIED. 6 – 0 ABSENT - 1

Consideration of Resolution of the Town Approving Agreement for Community Park Playground Design Contract

Motion: Council Member Mike Foster moved to approve a Resolution of the Town Approving Agreement for Community Park Playground Design Contract, seconded by Council Member Stephanie Miller. **Vote:** CARRIED. 6 – 0 ABSENT – 1

Public Hearing and First Reading - Consideration of Ordinance of the Town Council of the Town of Superior Approving an Application to Rezone Lots 1-6, Block Q, 27 Superior West

Public Comment given by Ross Morgan. Emailed public comments from Daryl McCool and Tommy Lorden attached.

Adjournment (8:15 p.m.)

Mark Lacis, Mayor

Shannon Dujardin, Town Clerk

Lydia Yecke

From: Matt Magley
Sent: Sunday, May 25, 2025 12:04 PM
To: Shannon Dujardin; Kerstin Schlueter; Lydia Yecke
Subject: Fwd: Rezoning of Lots 1-6, Block Q in Original Town

MATTHEW G. MAGLEY

Town Manager

[Town of Superior](#)

124 E. Coal Creek Drive, Superior, CO 80027

(303) 499-3675 ext. 121

[Facebook](#) | [X](#) | [Instagram](#)

Begin forwarded message:

From: Daryl McCool [REDACTED]
Date: May 25, 2025 at 11:48:44 AM MDT
To: Town Council <towncouncil@superiorcolorado.gov>
Subject: Rezoning of Lots 1-6, Block Q in Original Town

Dear Town Council,

As a longtime resident of original town, I say without exaggeration that my life and lifestyle has been destroyed by the Marshall fire. For those of us who were able to move back we are facing major gentrification of what was considered natural affordable housing, we respectfully ask that you maintain the single-family use as stated in our land use code in OT. 16-20-40.

Neighbors are not in favor of the rezoning to anything other than single family. The buyer is supposedly only building single family homes, so it only makes sense to rezone in keeping with the intended build.

During the planning commission meeting both the applicant and town staff made bold statements that only duplexes could ever be built there. It is disingenuous to assume that ONLY duplexes could be built on the six lots, when the RM zoning allows up to six units per lot.

There has been so much heartache and hardship in Original Town, please do NOT rezone to R-M, but rather maintain the character and protect existing uses of OT the best you can and only consider rezoning to single-family (R-L).

Thank you for your time and consideration,

Shannon Dujardin

From: Matt Magley
Sent: Monday, May 19, 2025 6:06 PM
To: Shannon Dujardin; Kerstin Schlueter
Subject: Fwd: 101 4th Ave Rezoning Application : Neighbor Input

MATTHEW G. MAGLEY

Town Manager

Town of Superior

124 E. Coal Creek Drive, Superior, CO 80027

(303) 499-3675 ext. 121

Facebook | X | Instagram

Begin forwarded message:

From: Tommy Lorden [REDACTED]
Date: May 19, 2025 at 2:27:16 PM PDT
To: Town Council <towncouncil@superiorcolorado.gov>
Cc: Katie [REDACTED]
Subject: 101 4th Ave Rezoning Application : Neighbor Input

Hello. Having recently attended the Planning Commission's hearing on this matter, I wanted to make some important new points ahead of your consideration of this very important matter. I say very important because this is six lots at once, and at a key entrance to Original Town.

1. **You are the first to truly weigh this matter, so I ask that you not over emphasize the approval coming from the Planning Commission.** (I'd strongly encourage you to watch the Planning Commission's deliberation and approval vote on May 6th. What ultimately carried the day for them was a feeling that they were only to judge whether the requested use was allowable, NOT whether it was a good idea or not.)
2. Now is the time to **ensure**, by whatever means possible, that **no more than a duplex** is built on each of those six lots. I've heard everyone acknowledge that technically up to six units could be put on each R-M lot, but that everyone believes it'd be extremely difficult. Let's make that impossible while we have the chance. (Perhaps the owner/applicant would be willing to agree to a deed restriction on this issue as a condition of an application approval, if needed.)
3. The applicant has represented that the property is under contract to a buyer that wants to do single family homes. The implication being that no one should really be concerned about this rezoning. However, I'd respectfully submit that **supposed plans from a prospective buyer mean nothing**. And if the buyer intends to use it as R-L----like all surrounding sides I'd remind you---then why not just rezone this R-L.?

4. Why the issue of short term rentals may seem separate, it is relevant to your consideration of this use from the standpoint of density and traffic. Of the four homes we currently share the alley abutting 101 4th Ave, three of them appear to be active short term rentals. This appears to be some of the highest density of STR's in town. I won't re-litigate the issue here, but the point is there is already undesirable use next to property at issue, so we should be mindful not to add to that. Just this morning I found drug paraphernalia in the alley, for example. No proof this is from a traveler, but it's likely...and I do have a host of things I can prove. In any case, we are not alone in this perspective and I feel it is something you should be aware of as you contemplate future uses for this block. (NOTE for the record: our neighbor does a fine job managing their vacation rental business. My commentary and opinion is that liberal STR regulations that create active businesses in close proximity to each other are detrimental to all residential communities.)

Thank you,
Tommy Lorden
403 W William St, Superior, CO 80027
[REDACTED]



ITEM NO. 4

INFORMATION FOR MEETING OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: Boulder County Co-Responder Program Presentation

MEETING DATE: June 9, 2025

PRESENTED BY: Matt Magley, Town Manager

PRESENTED FOR: Presentation/Discussion

BACKGROUND

The Boulder County Co-Responder Team is a partnership program with Boulder County Sheriff's Office that operates in jurisdictions across the County, including Superior. The program pairs Co-Responders who are behavioral health professionals with law enforcement staff to respond to situations where mental health, substance use, death of a loved one, or another type of crisis can be addressed more effectively with a Co-Responder working in conjunction with law enforcement. This is an effective Program that works well with the Sheriff's Office operation in our community. The Town has a dedicated Co-Responder for Superior. The position is paid for by the Town.

Megan Grimes, MSW, is the Co-Responder Team member assigned to Superior and she will be in attendance to present information and answer questions. Attached is additional information about the Program.

ATTACHMENTS:

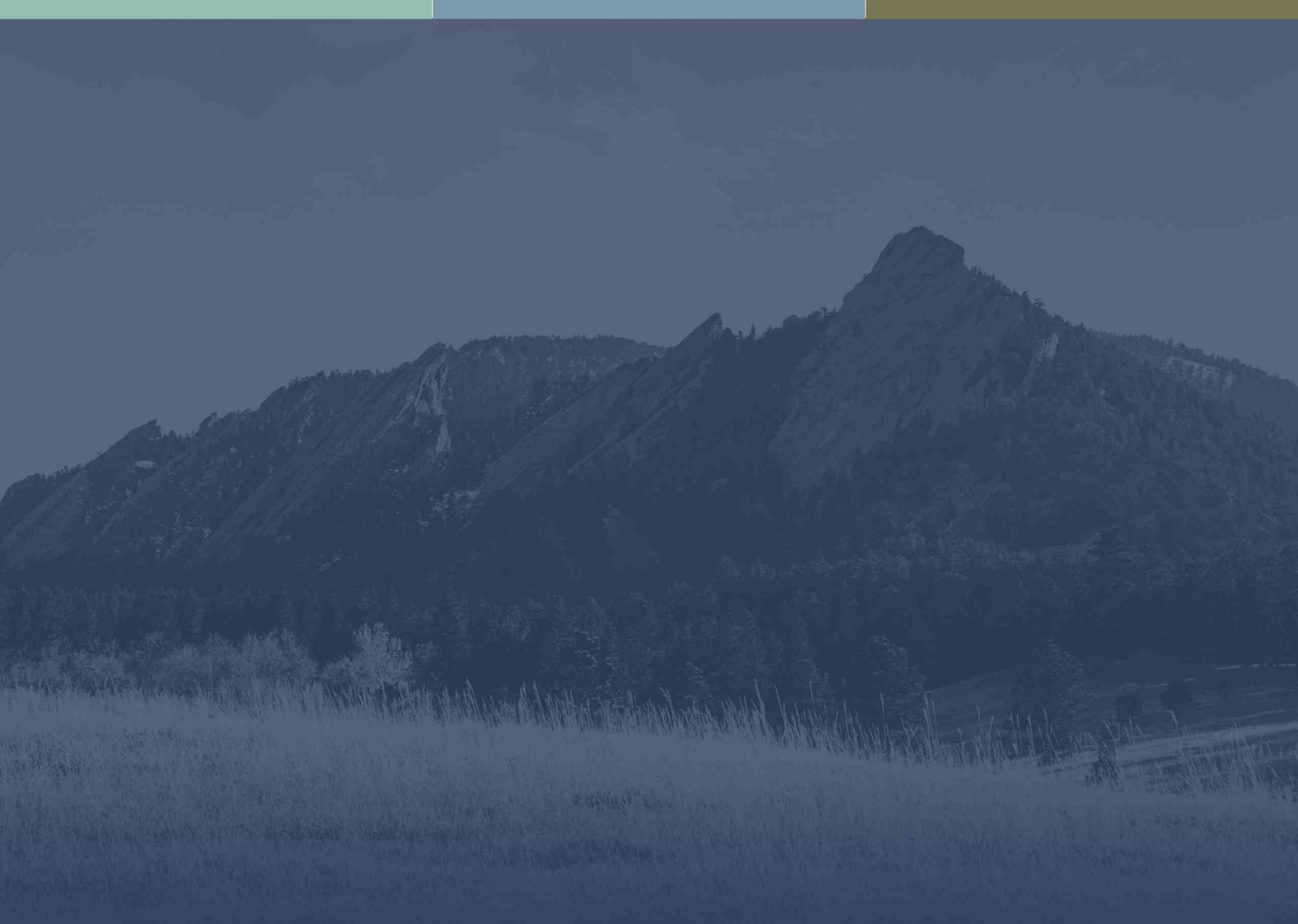
- Presentation
- Annual Report
- Organizational Chart



Boulder County Co-Responder Annual Report

2024

Funding for this report was supported through the Colorado Behavioral Health Administration Co-Responder Program Grant #2020000049



Boulder County Co-Responder Annual Report

2024

For more information, please contact:

Molly McDonald
Program Manager/Clinical Supervisor
Boulder County Community Services

momcdonald@bouldercounty.gov
720-594-8541

This report is dedicated to the memory of Jennine Hall-Camacho whose vision and tireless work to develop the Boulder County Co-Responder Project helped so many in our community. Her legacy will live on through the many lives she personally touched and the ongoing efforts of staff she so thoughtfully nurtured.

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Executive Summary: Boulder County Co-Responder Annual Report 2024

The Boulder County Co-Responder Program was launched in late 2020, pairing law enforcement and behavioral health professionals (Co-Responders) with expertise in mental health, addiction, counseling, and social work to respond to calls for service determined to have a behavioral health component. Program services also include clinical case management that provides ongoing support to community members following a service call or as a direct referral from law enforcement. The end of 2024 marked four full years of Co-Responder services since the program's inception. Over this time, the program experienced significant growth and community recognition and has resulted in numerous positive impacts on community health for thousands of Boulder County residents. The following report highlights program impacts and successes over the first four years of implementation and outlines future directions for the program. This executive summary captures key program highlights.

Boulder County Co-Responder Program Service Highlights



Program call volume increased by 37% from 2021 to 2022, by 84% from 2022 to 2023, and by 30% from 2023 to 2024.

2021
1070

2022
1463

2023
2688

2024
3506

Additionally, from 2023 to 2024:



Active calls
increased by 66%



Clinical case management
referrals increased by 17%

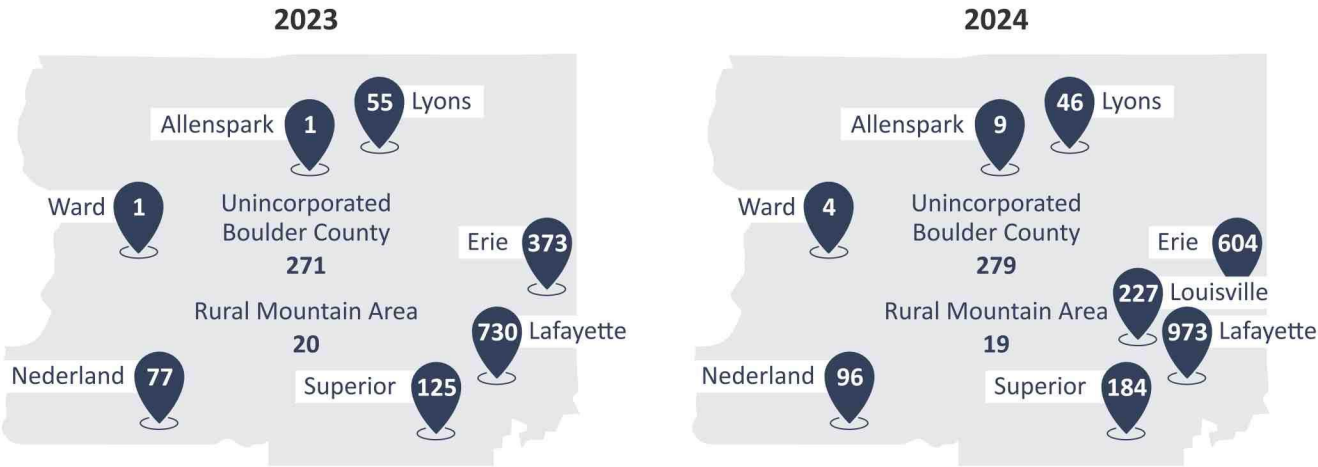


Follow-up calls
increased by 3%

- 1 Support for mental health continued to be the top reason for active calls and clinical case management referrals across the county in 2024.
- 2 Services were expanded to Louisville in April, allowing Co-Responders to provide behavioral health support to community members in that area.
- 3 Co-Responders and law enforcement typically spend a similar amount of time on active calls for service. Yet in 2024 there were 70 active calls that did not require a law enforcement presence, due to law enforcement requesting Co-Responders to call community members directly, or community members calling police dispatch and asking for a Co-Responder. A key benefit of the Co-Responder Program is the ability to provide behavioral health interventions to community members that help to reduce the need for law enforcement intervention.

Location of Community Members

In 2023 and 2024, most calls and referrals for service occurred in Lafayette. Additionally, the greatest growth in calls for services was in Erie, where call volume increased by 61% from 2023 to 2024. This increase in calls likely reflects the positive and growing relationship between Co-Responders and law enforcement in Erie, where increased trust and partnership may have led to greater law enforcement engagement with Co-Responders.



Program Successes and Future Opportunities

In the past year, the Co-Responder Program has had many successes due to the continued expansion of the program and the ongoing development of relationships with law enforcement and community members. The key successes in 2024 were:

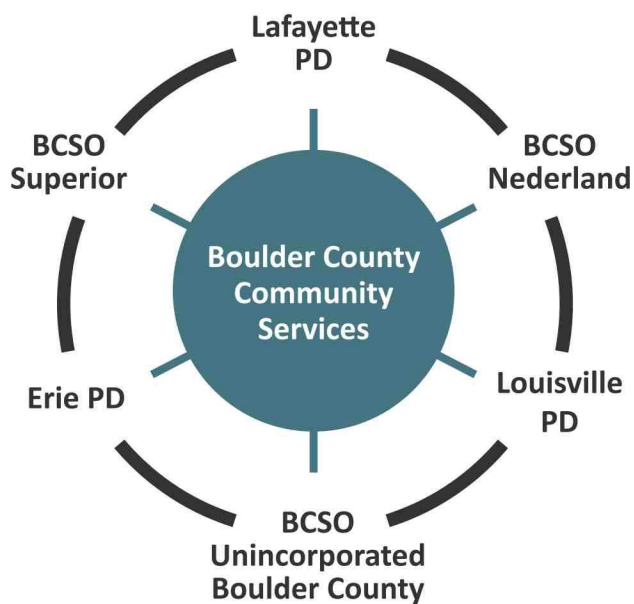
-  Expansion of Co-Responder services to Louisville in April, with two Co-Responders now nested in Louisville Police Department
-  Implementation of new team structure, splitting the team into East and West sub-teams, and expansion of clinical supervision
-  Expansion of hours for Boulder County Sheriff’s Office (BCSO) to 6am-10pm four days per week, adding a total of 10 new hours of coverage each week
-  BCSO provided safety training to Co-Responders and the project also purchased new bulletproof vests for team members
-  Provide training on de-escalation and behavioral health to community and partner organizations, such as the Louisville and Lafayette City Staff

Introduction

Jurisdictions across the country are reimagining public safety and focusing on expanding crisis response efforts by implementing Co-Responder programs. Though varied in description and delivery, each follows a police-based intervention that partners trained law enforcement and behavioral health professionals responding to behavioral health crises. Data in this report are from January 2021 to December 2024, with a greater focus on the data spanning 2023-2024.

The Boulder County Co-Responder Program was created through a collaborative partnership between Boulder County Community Services and the Boulder County Sheriff's Office (BCSO) with support from a five-year grant from the Colorado Office of Behavioral Health (OBH), now the Behavioral Health Administration (BHA).

The Co-Responder Program was launched in late 2020, during the height of the COVID-19 pandemic, when the need for behavioral health service support was augmented in ways that were new and challenging for the region. From the beginning of the project, the Co-Responder Program Team has focused on implementing the hub and spoke model. This model designates Boulder County Community Services as the **"hub"** with six **"spoke"** agencies (Lafayette Police Department, Erie Police Department, BCSO Unincorporated Boulder County, BCSO Superior, BCSO Nederland, and Louisville Police Department) contracting with the hub to support local communities. Although Co-Responders are housed in specific locations, they are cross-trained to support any individual in need within Boulder County.



The "Hub"

The hub component of this model is housed within Boulder County Community Services, which provides administrative and clinical oversight to the spokes in the network. The hub centralizes resources, information, and practice standards that can be directed out to Co-Responders when needed, maximizing efficiency across the entire system.

The "Spokes"

The spokes are the local law enforcement agencies where Co-Responders are nested in each community. Co-Responders provide primary and secondary response as well as Clinical Case Management services. Co-Responders are cross-trained so they can provide services in other communities that are part of this larger service structure.

In its early implementation, program leadership went out to specific areas of the county and spoke with local leaders about the Co-Responder Program. In these conversations, the goal was to explore the idea of having towns or cities cover the costs of Co-Responders in their community, with the county paying for the administrative support of those staff and services. This would allow these local areas to have access to co-response services while not having to cover the full cost of the program in their area.

The first community in the county that chose to fund a full-time Co-Responder in their community was the Town of Erie, and that Co-Responder started in January of 2021. This was a huge success, and the data showed that having a Co-Responder nested in the local police department allowed for increased collaboration and understanding between the Co-Responders and law enforcement, as well as more interactions with community members through active calls, clinical case management referrals, and follow-up calls.

After that initial success with Erie, a Co-Responder was nested in the Superior Substation in March of 2022. The City of Lafayette followed suit and nested two Co-Responders in their department in March and May of 2022. Data show that nesting these Co-Responders in local departments results in increased contact with community members through active calls and clinical case management referrals.

Over the last five years, program staff and geographic response have expanded with additional funding from the Towns of Erie and Superior, the City of Lafayette, Boulder County Departments of Community Services and Housing and Human Services, and funding from the Department of Local Affairs to support a Co-Responder in Nederland. In addition to the original four “spoke” agencies, the City of Louisville and the Town of Nederland were added as jurisdictions (or “spokes”) in 2024. Additionally, despite a higher call volume in more densely populated areas of Boulder County, Co-Responders are also providing services to other small localities, such as Ward, and rural mountain areas.

As the program has evolved over the years, and the number of Co-Responders has increased, the team saw a need to hire a dedicated Clinical Case Manager to support the growing volume of referrals from law enforcement and requests for follow-up services. The Clinical Case Manager now works directly with both law enforcement and Co-Responders to ensure that the program meets the needs of all community members receiving services.

Changes to Program Structure in 2024

In 2024, program leadership worked to streamline the structure of the team. While the Co-Responder Program is still made up of one large, collaborative group, the team is divided into two smaller sub-teams, the West and East Side teams. The East Side team is made up of Co-Responders who serve the Lafayette and Erie Police Departments. The West Side team is made up of Co-Responders who serve the Boulder County Sheriff’s Office (BCSO) jurisdiction, which includes Superior and Nederland, and the Louisville Police Department. The Co-Responder Program is led by a Program Manager who also serves as the West Side Clinical Supervisor. A new Clinical Supervisor position was created to provide oversight to the East Side team. A Clinical Case Manager position provides comprehensive clinical case management support and follow-up to community members from all four jurisdictions.

Service Profile

Critical data are captured each time a Co-Responder responds with law enforcement or receives a referral and provides services. This section of the report summarizes data from 2023 and 2024 on service profiles, representing the type of service (active calls, clinical case management referrals, and follow-up calls), as well as key characteristics of community members served (such as gender, ethnicity, race, and age).

Total provision of services

Services provided by the Co-Responder Program are made up of three types:

- 1

Active Co-Responder Calls:
A Co-Responder is paged to scene in a secondary response after law enforcement is already on scene, or a Co-Responder arrives with law enforcement when riding along in a primary response and is quickly available to a community member in crisis.
- 2

Clinical Case Management Referrals:
A request is made for a clinical case manager only (non-active call). Most referrals come between 10:00 p.m. and 6:00 a.m. when Co-Responders are not on shift to respond immediately.
- 3

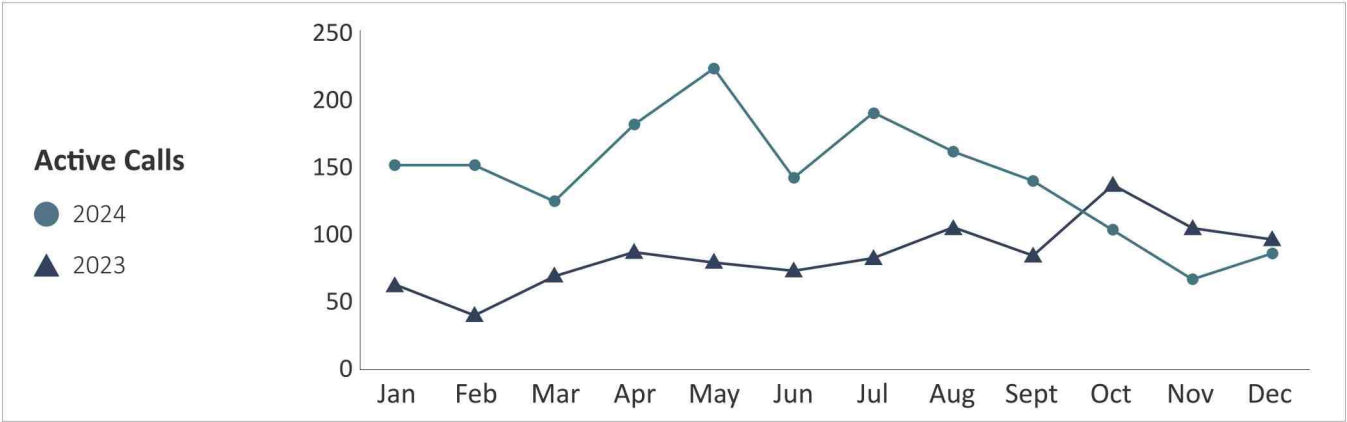
Follow-up Calls:
Contacts that could include law enforcement with a Co-Responder, a Co-Responder only, or a clinical case manager follow-up with an individual who previously was in contact with the Co-Response Program either through an active call or clinical case management referral. Follow-up is offered on all active calls, Co-Responders are voluntary, and community members can choose whether or not they wish to engage.

The continued increase across all service types over time reflects the overall expansion of co-response services in the county; which has also been facilitated by the addition of co-response staff in various communities and the growth of partnerships with law enforcement, who facilitate calls to the scene and clinical case management referrals.

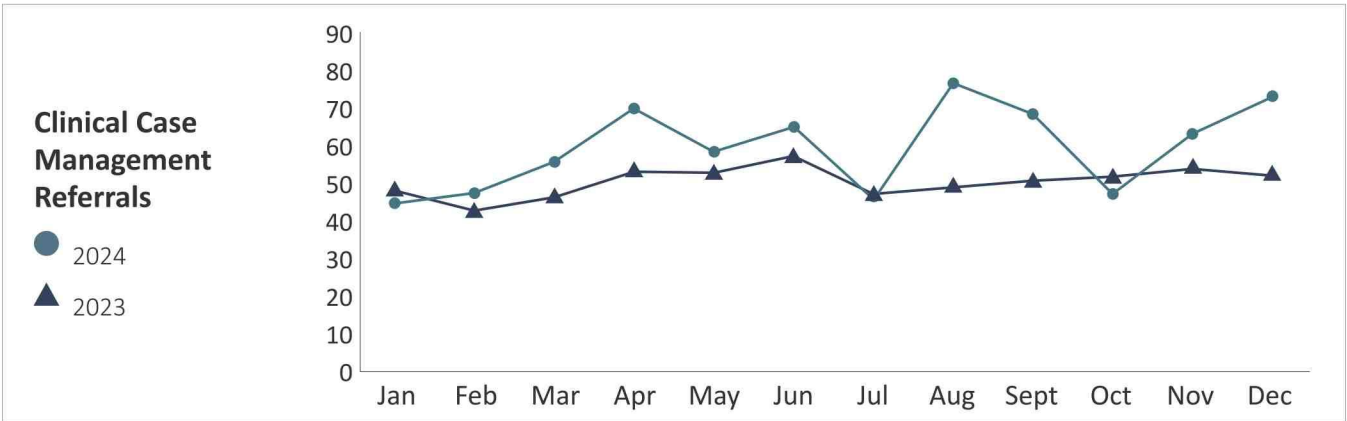
	2023	2024
Active Co-Responder Calls	1,040	1,722
Clinical Case Management Referrals	613	719
Follow-up Calls	1,035	1,065
Total	2,688	3,506

While call totals varied month to month across 2024, there was an increase in the overall volume of calls for all three service types in 2024.

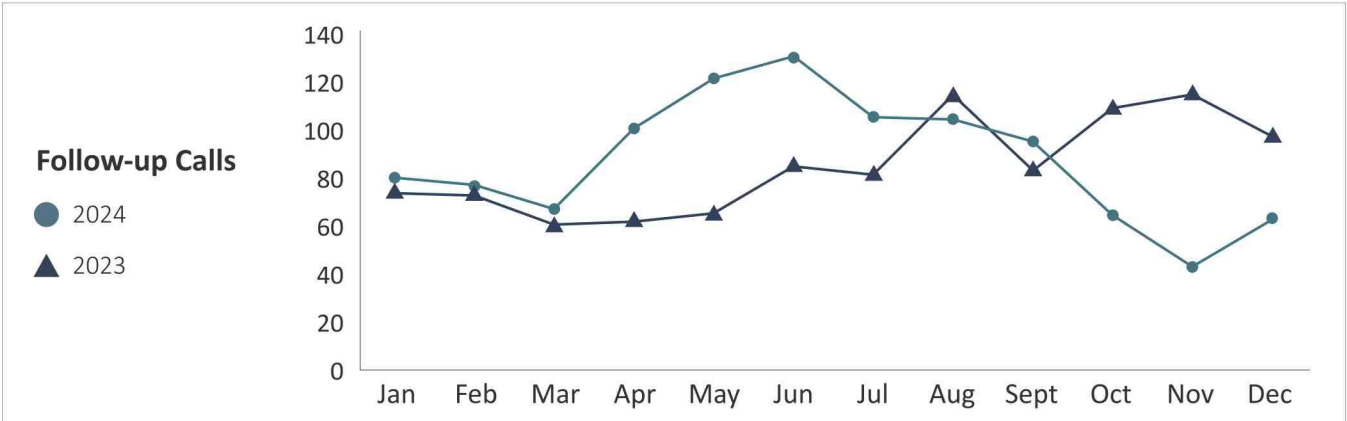
The largest increase in active Co-Responder calls was in May, when calls nearly tripled from 2023 to 2024.



For most months in 2024, clinical case management referrals increased from the same time in 2023.



The total number of follow-up calls was similar from 2023 to 2024. This year, the greatest number of follow-up calls occurred in June, following a peak in active calls in May.

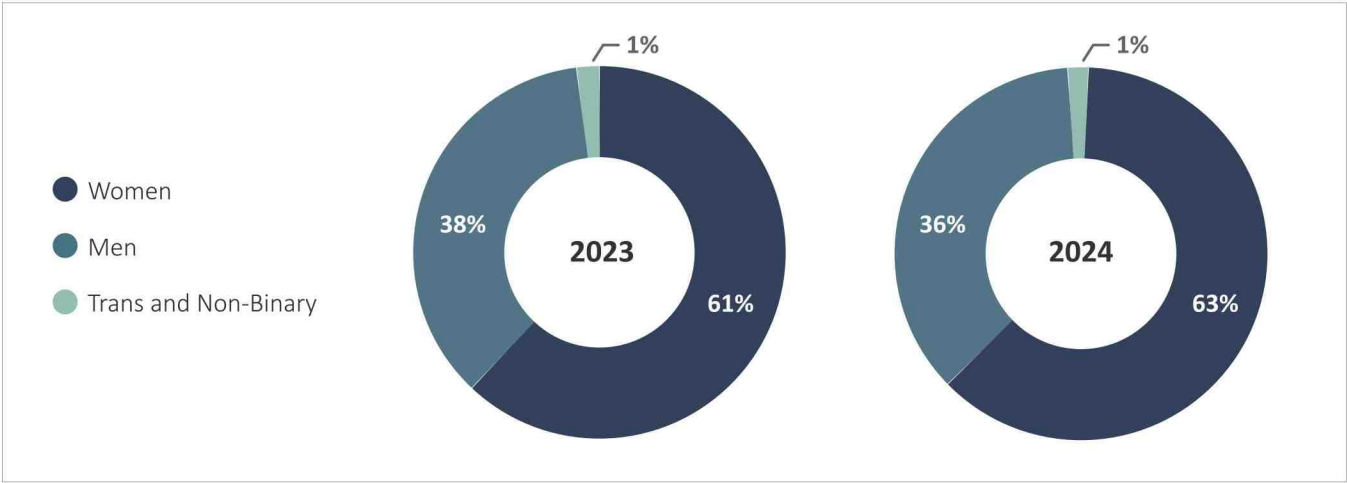


Demographics

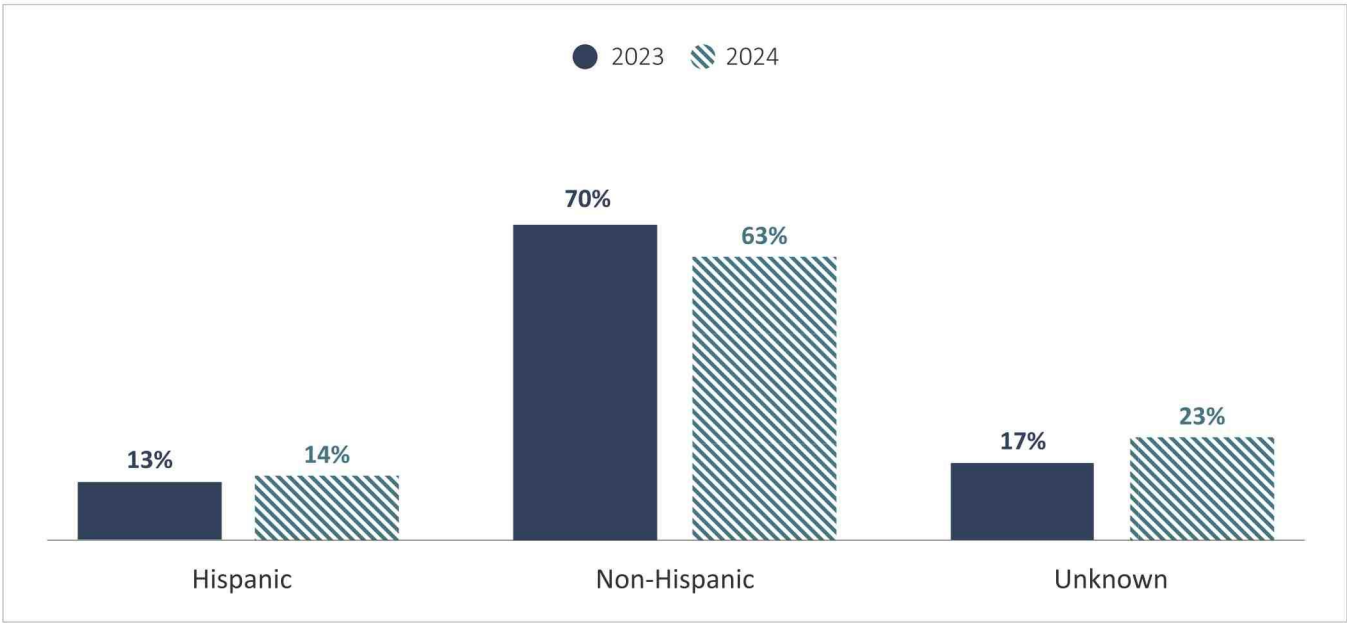
The data below describe the demographics of community members who received services from the Co-Responder Program. “Community member” is used to describe someone who received services on scene with a Co-Responder and law enforcement, as well as individuals who are referred directly to the Co-Responder Program for clinical case management services.

The population most likely to be served by the Co-Responder Program across 2023 and 2024 was white, non-Hispanic, women, with an average age of 45 years.

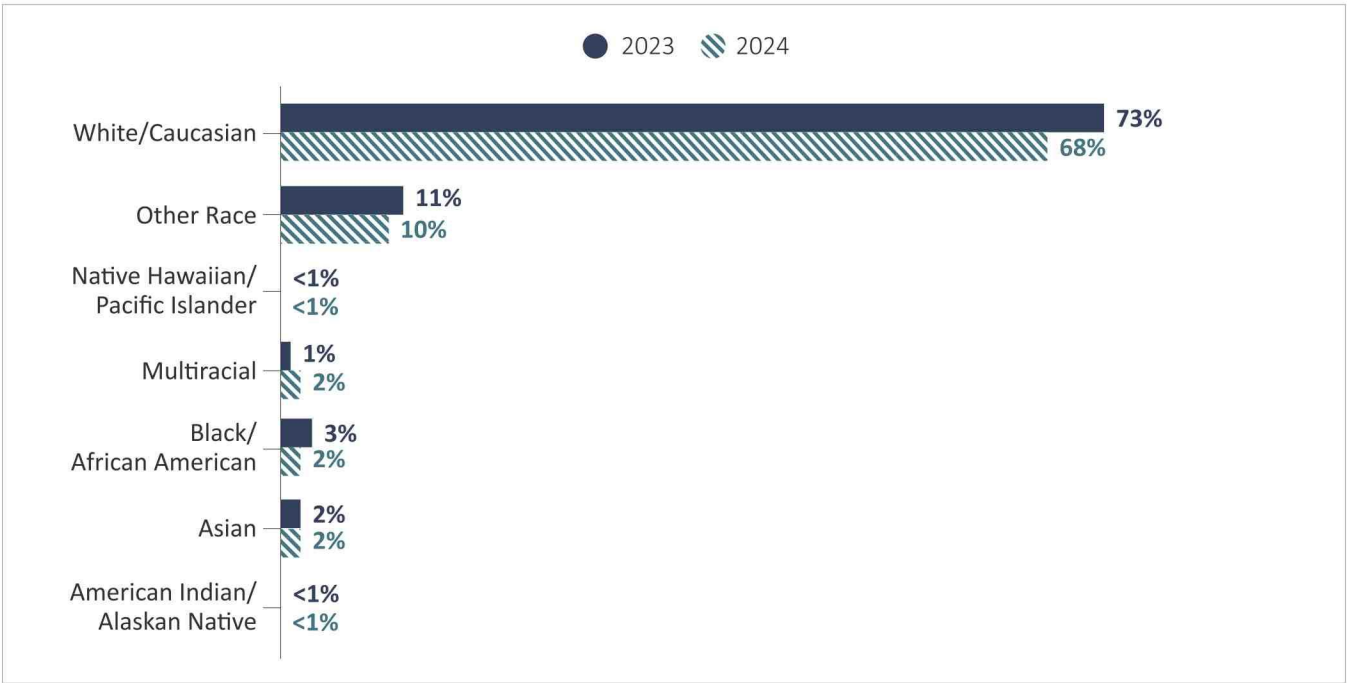
Since the start of the Co-Responder Program, men and women have received services from Co-Responders in almost equal numbers; however, starting in 2023 there was an increase in women receiving services, and this increase continued in 2024.



The percentage of community members who identified as Hispanic were similar in 2023 and 2024.



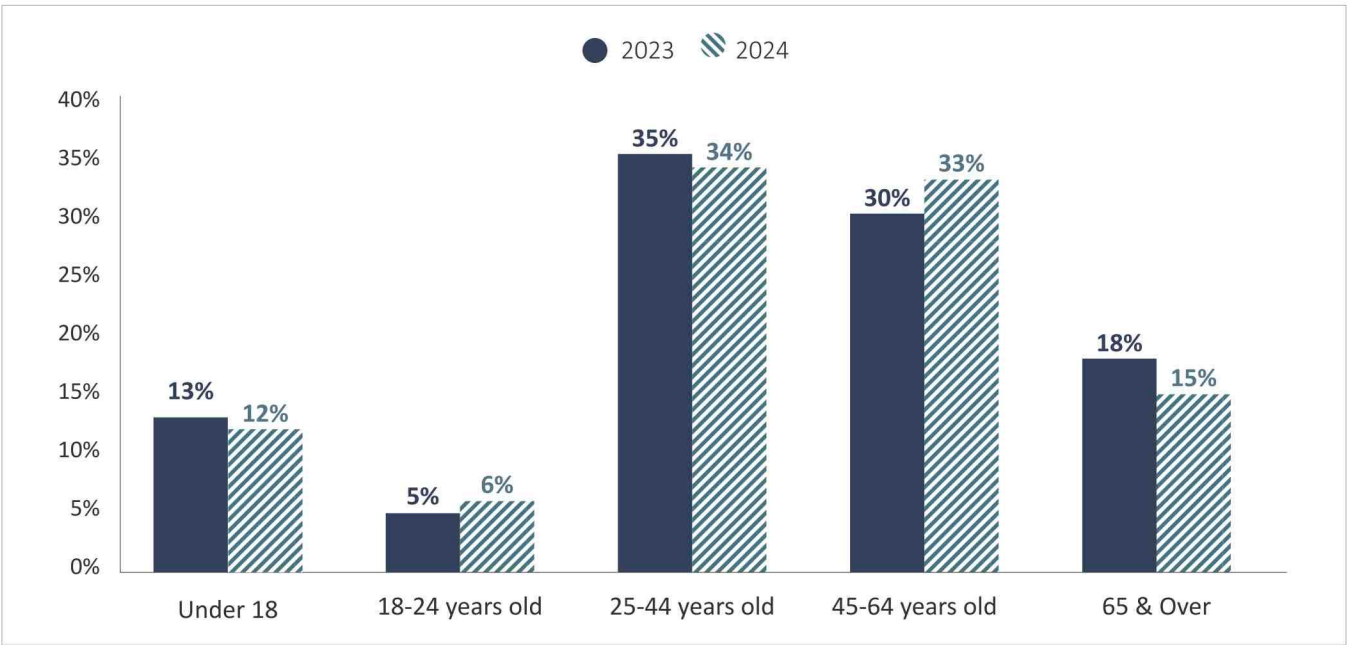
The majority of community members served by the Co-Responder Program reported their race as White/Caucasian in both 2023 and 2024.



Totals do not equal 100% due to the unknown race of some community members which totaled 9% in 2023 and 16% in 2024.

In 2023 and 2024, less than 1% of community members reported their race as Native Hawaiian/Pacific Islander and American Indian/Alaskan Native.

In 2023 and 2024, most community members were between 25 and 44 years old.



Note: Totals do not equal 100% due to rounding.

The average age of community members has gone up since the first year of co-response services in 2021, when the average age for community members was 38. In 2023, the average age of those served was 39, whereas in 2024 this increased to 44.

Contact Profile

This section describes details about Co-Responder services, including location, length, and the types of interventions provided through the program. This section includes data from active Co-Responder calls and clinical case management referrals.

Location of Community Members

In 2023 and 2024, most calls and referrals for services occurred in Lafayette. The percentage of calls and referrals for service in Lafayette decreased from 44% to 40% in 2024.

637

contacts were in the jurisdiction of the Boulder County Sheriff's Office in 2024



The table below shows the totals of all active and clinical case management referrals per month in 2024 in each area of Boulder County served by the Co-Responder Program.

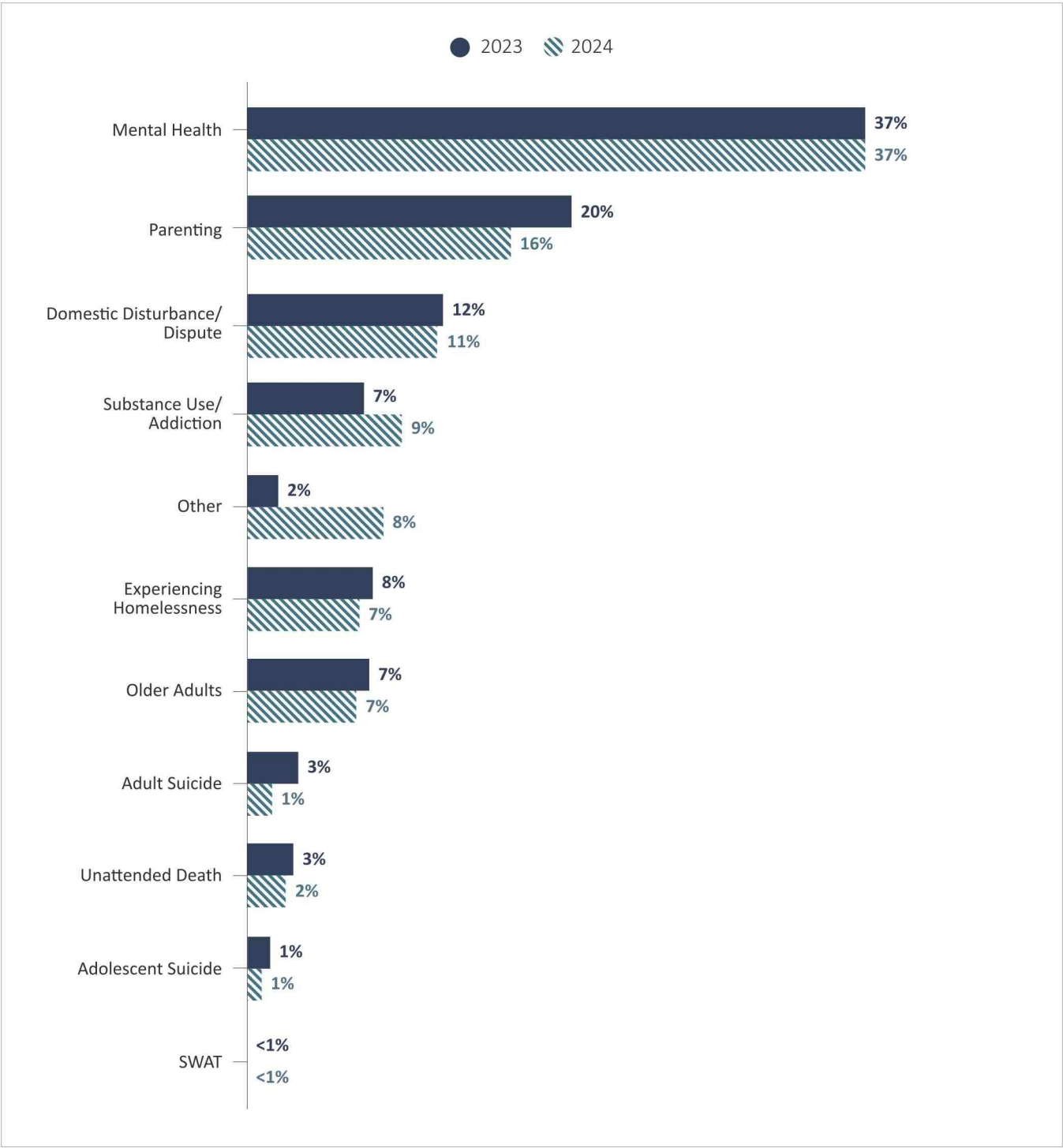
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Unincorporated Boulder County	14	7	22	15	38	24	41	25	18	19	23	33	279
Allenspark	0	0	0	0	1	6	0	0	1	0	0	1	9
Erie	70	52	55	65	44	44	63	70	43	29	32	37	604
Lafayette	103	123	90	128	129	68	72	68	79	49	28	36	973
Louisville	-	-	-	10	17	18	34	43	33	30	18	24	227
Lyons	0	1	1	7	14	7	6	7	1	1	1	0	46
Nederland	3	9	5	10	19	17	7	7	4	5	3	7	96
Rural Mountain Area	2	2	0	0	0	6	0	0	3	2	2	2	19
Superior	4	3	7	16	19	17	14	18	27	17	24	18	184
Ward	0	1	1	0	0	0	0	0	0	0	0	2	4
Totals	196	198	181	251	281	207	237	238	209	152	131	160	2,441

Nature of Co-Responder Provided Services

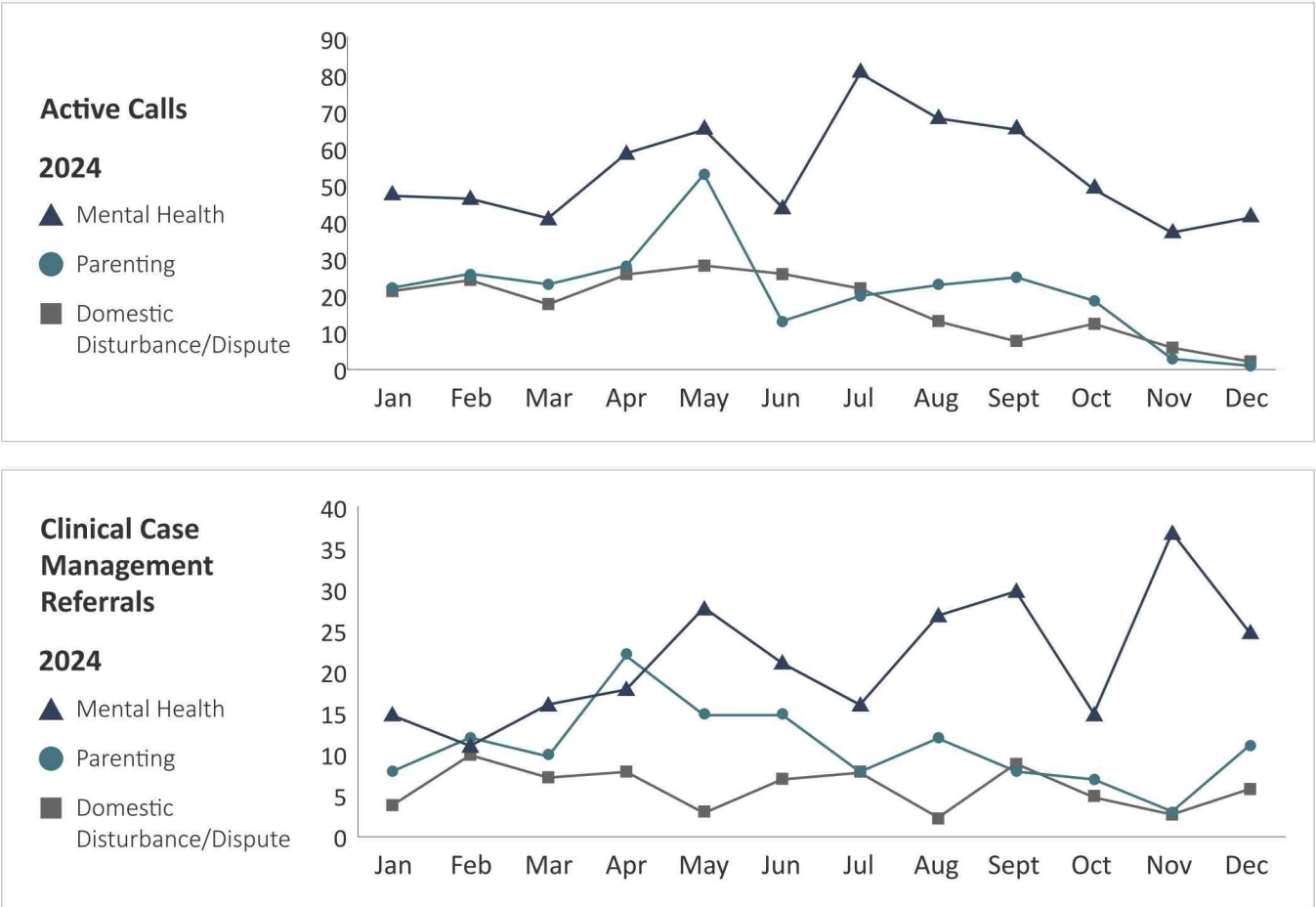
Service Data

This section of the report includes data on services provided by the Co-Responder Program and includes active calls and clinical case management referrals.

In 2024, mental health support accounted for 37% (n=909) of Co-Responder active calls and clinical case management referrals (compared to 616 or 37% of calls in 2023), followed by calls related to parenting, domestic disturbance/dispute, and substance use/addiction.

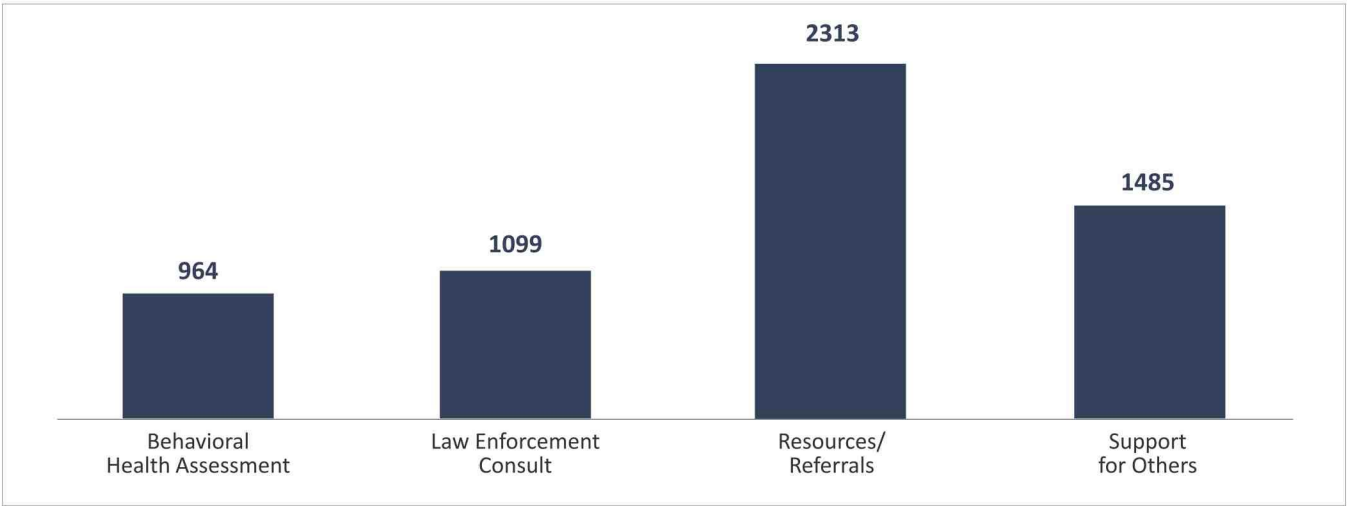


Below are the top three service types broken out by month for both Active Calls and Clinical Case Management Referrals for 2024. Contacts related to mental health remain the most common type of active call and clinical case management referral.



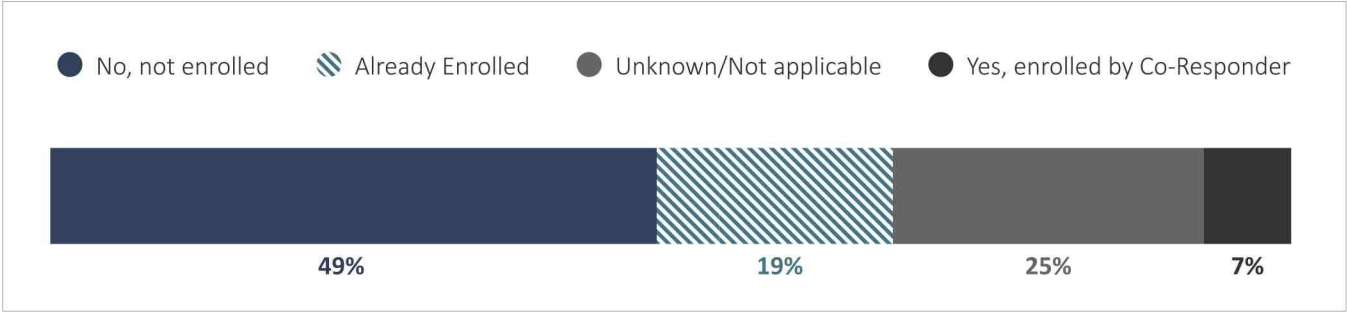
Co-Responders often offer multiple services to individuals and families in need during a single contact. Data provided below highlight supports for community members’ primary, secondary, and tertiary needs. Because multiple services can be offered during a single contact, totals are greater than the number of calls or referrals.

In 2024, the most commonly delivered service was resources and referrals.

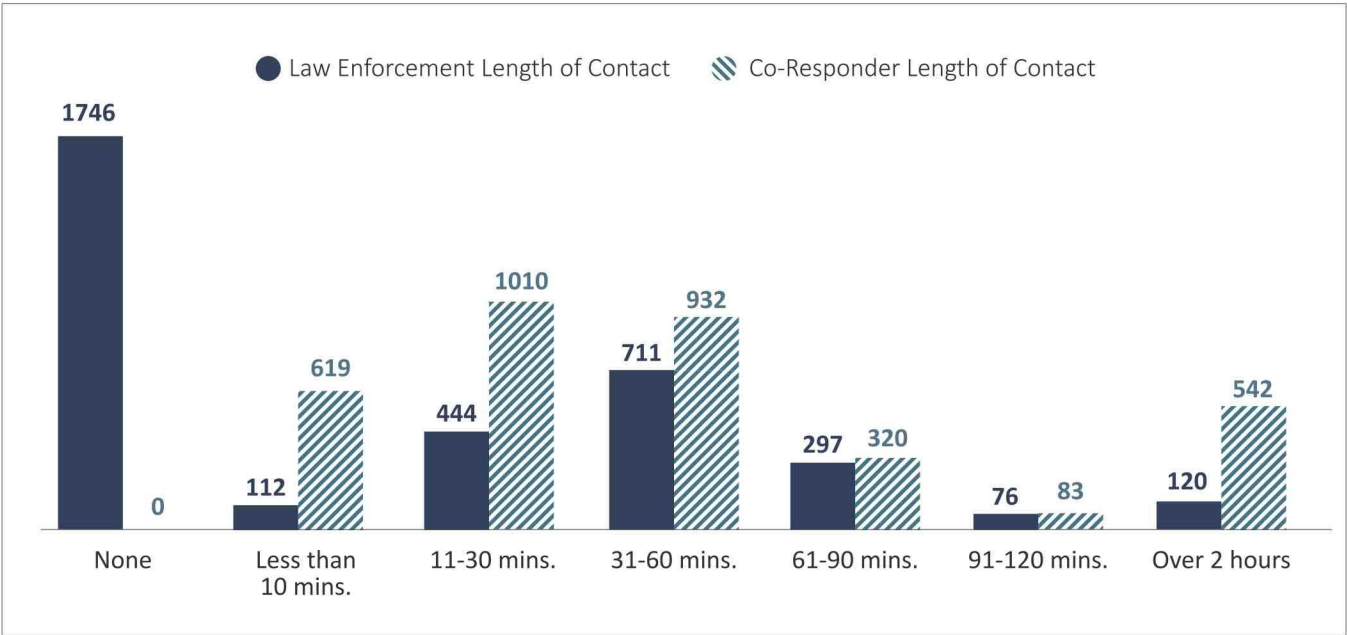


In 2024, 19% of community members were already enrolled in behavioral health services when they received services from the Co-Responder Program.

This was a slight increase from 2023 when 18% of community members were already enrolled in behavioral health services when receiving support from Co-Responders. Nearly one in five individuals interacting with Co-Responders are already enrolled in behavioral health services, suggesting that Co-Responders are filling gaps in existing care or supporting individuals with needs for higher levels of care.



In 2024, 1,746 calls were resolved through clinical case management without law enforcement involvement, allowing officers to focus on other aspects of their work.



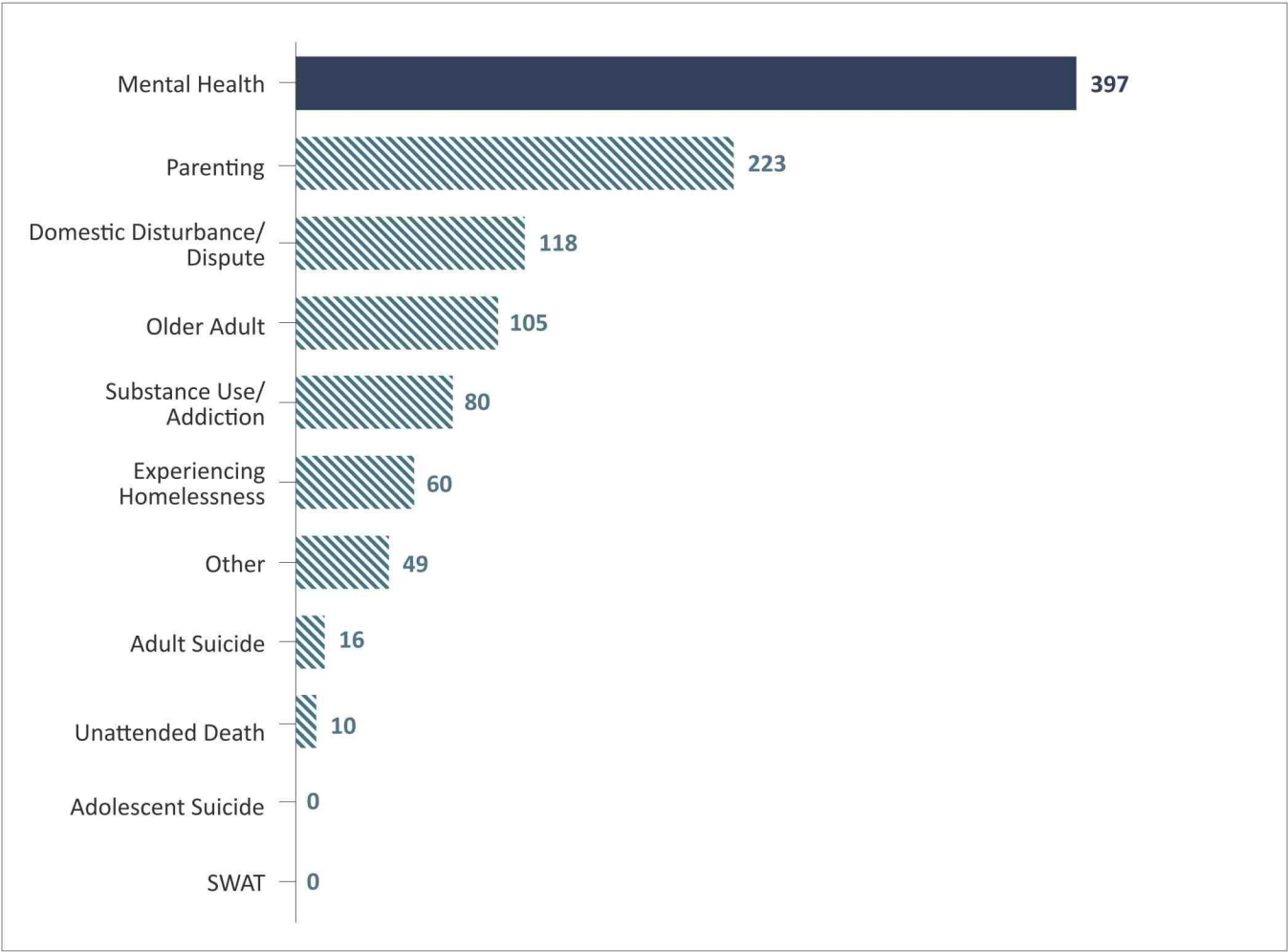
Without the availability of clinical case management services, those who initially encounter a Co-Responder might continue to receive support through active calls to law enforcement for unresolved issues. Clinical case management cases remain open until the community member is actively receiving viable, community-based treatment or other necessary support services. Setting up services, particularly those involving treatment, can be challenging and may take a considerable amount of time. Co-Responders will often bridge the service gap until an individual is successfully enrolled in a service, enabling community members to stabilize without higher levels of intervention. Also, because law enforcement officials can directly refer community members to a case management clinician, they are able to pass on difficult cases and more quickly return to their regular duties.

Another area where the partnership between Co-Responders and law enforcement is paying dividends is in overall crisis mitigation. Co-Responders use de-escalation strategies to intervene and calm a scene in approximately 34% of calls. While law enforcement officials have extensive training in verbal de-escalation techniques, Co-Responders have specialized training in communicating with people experiencing mental health crises, or those who have cognitive impairments or intellectual disabilities. Co-Responders focus on aligning their response to specific community member needs, often saving time for law enforcement officials, and reducing the need for law enforcement to use force.

Follow-up calls

Co-Responders engage with community members through follow-up services. Individuals who interact with a Co-Responder on scene receive follow-up services tailored to the needs of the individual, and many receive multiple follow-up contacts.

Most follow-up contacts were made regarding mental health needs.



Follow-up calls through phone or face-to-face contact with the Co-Responder Team provide a critical service to community members experiencing mental health symptoms to ensure they are receiving the support and services needed. Follow-up services provide community members with extra support to manage symptoms, broker additional services and treatment needed, and educate friends and family members on how to lower the risk of relapse and improve treatment outcomes. The Boulder County Co-Responder Team takes following up with community members seriously, knowing that these contacts can help a community member better manage their mental health symptoms and prevent future deterioration.

Program Implementation

The Boulder County Co-Responder Team has been providing services across the county for over four years. In the first year of implementation, the program focused primarily on building partnerships with law enforcement, getting to know the communities they serve, and responding to calls (secondary response). During the second year of implementation, the program began nesting Co-Responders within individual communities, leading to an increase in the volume of calls for service and case management referrals. In addition, nested Co-Responders helped to further develop partnerships between the Co-Response Program and law enforcement. These Co-Responders interact with law enforcement every day and are able to learn important aspects of each department's culture. In the third year of program implementation, the Team sought to tailor service provision even further by beginning to ride with law enforcement as they respond to calls for service (primary response). By riding along with law enforcement, the Co-Response Team has been able to respond immediately on scene when their services are needed and has increased their overall contact with community members. The implementation of the Co-Response Program has involved law enforcement partners at every step of the process. Overall, the program has continued to grow with the infusion of additional fiscal contributions, more staff, and an increase in services to community members.

Nested Co-Responders

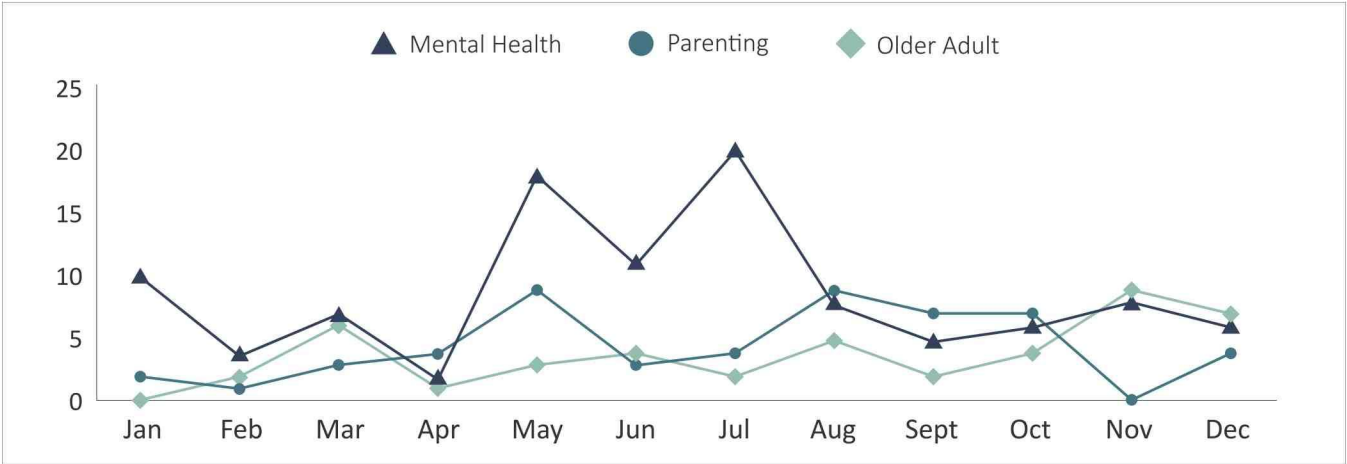
This section will include a breakdown of total calls and clinical case management referrals in each area that has one or more nested Co-Responders, plus a graph of the top three types of calls per month in each area. Co-Responders continue to be nested in their service area, working directly with law enforcement through primary and secondary response models. In 2024, all jurisdictions made a push to include more Co-Responders in a primary response model, which is when Co-Responders ride in the front seat with an officer for the majority of their shift. The primary response model bolsters the relationship between the officer and Co-Responder, decreases Co-Responder response time to a crisis, and supports the continued collaboration between the Co-Responder Program and law enforcement.

Unincorporated Boulder County – BCSO

There are many districts and unique communities that exist within unincorporated areas of Boulder County, which include Allenspark, Coal Creek Canyon, Eldora, Eldorado Springs, Gold Hill, Gunbarrel, Hygiene, and Niwot. Additionally, the Town of Superior is part of unincorporated Boulder County; however, the data for Superior is evaluated separately as a Co-Responder was nested in the Superior Substation in 2022. Boulder County is served by several acute-care hospitals, community-based mental health centers, and a large network of medical and mental health providers. Though services may be available, the ability to receive care in a timely and cohesive manner remains a challenge for many vulnerable residents. There are four Co-Responders that serve the Boulder County Sheriff's Office (BCSO). This year, Co-Responders made efforts to increase availability from 6 am-10 pm four days a week, which increased coverage by 2.5 hours per day on those days.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2023	20	20	18	23	38	24	19	29	20	41	7	12	271
Calls/CM in 2024	14	7	22	15	38	24	41	25	18	19	23	33	279

Calls pertaining to mental health, parenting, and older adults made up the top three areas of need in unincorporated Boulder County 2024. This is a shift from 2023, where calls pertaining to mental health, older adults, and persons experiencing homeless made up the top three areas of need in unincorporated Boulder County. The graph below shows the monthly case data for each of these areas.

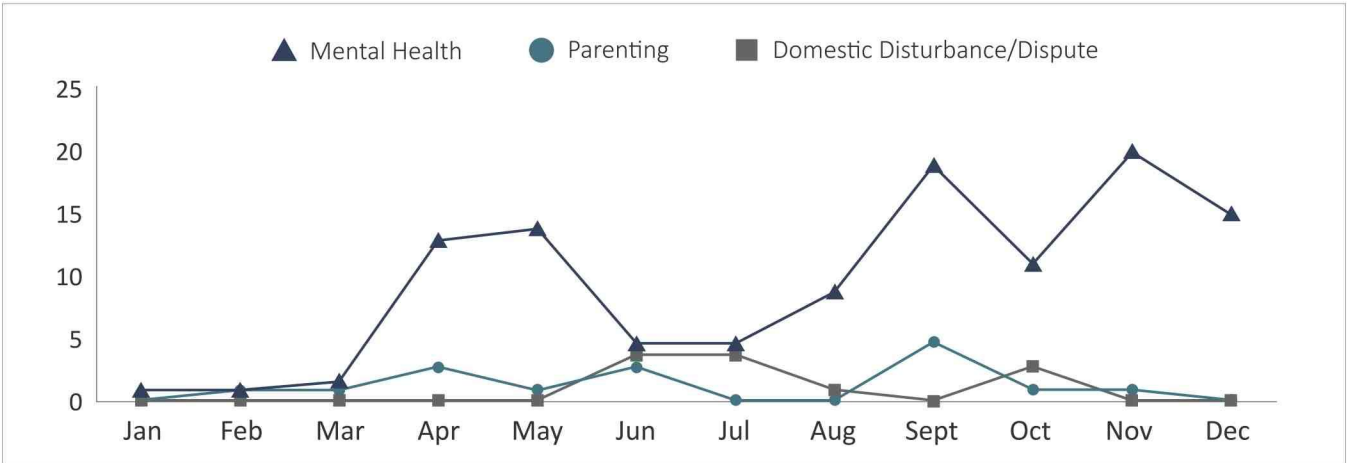


Town of Superior - BCSO

Over two years after the Marshall Fire destroyed more than 1,000 homes and businesses in Superior and nearby Louisville, the rebuilding process is still underway. This ongoing process has continued to place strain on the residents of Superior, potentially impacting the types of calls received by the Co-Response Team. A majority of calls received by the Team have to do with mental health needs, followed by issues related to parenting, and with domestic disturbance/dispute being the third most common. In addition, the Co-Responder nested in Superior on January 1, 2022, began to provide primary response services by riding along with law enforcement, which continued to increase contacts with community members over the last year.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2023	13	5	13	12	9	15	15	6	8	8	19	2	125
Calls/CM in 2024	4	3	7	16	19	17	14	18	27	17	24	18	184

In Superior, calls pertaining to mental health, parenting, and domestic disturbance/dispute made up the top three areas of need in 2024. This is consistent with 2023 calls and referrals for service.

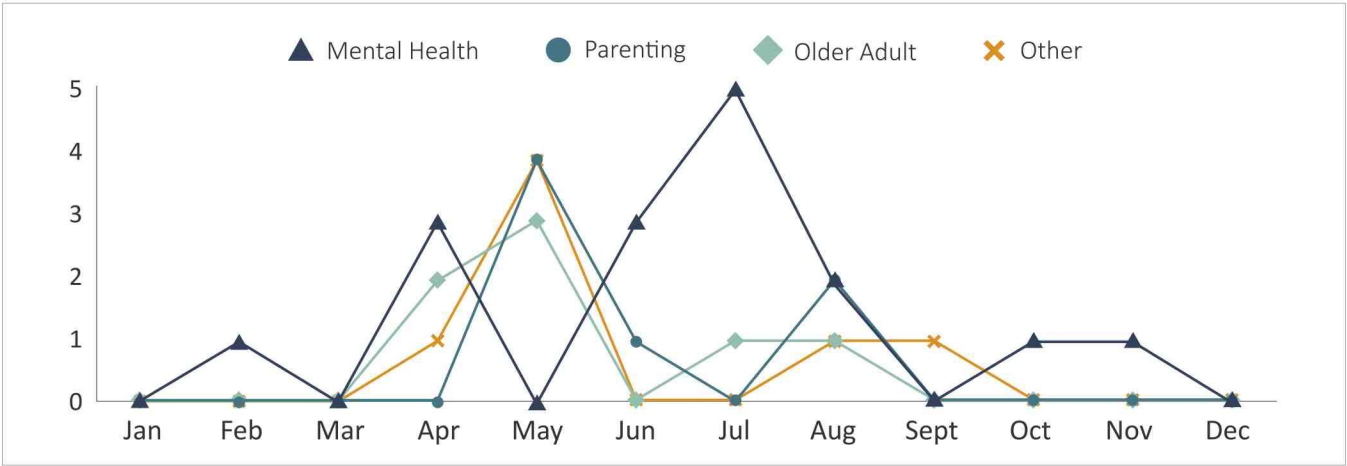


Town of Lyons-BCSO

The nested Co-Responder in the Lyons Substation was moved to Nederland in June 2023, which likely explains the decrease in calls in 2023 and 2024. However, as Lyons is a hub for the surrounding rural areas, the number of calls made to Lyons is still tracked separately.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2023	7	7	4	11	4	0	8	5	3	0	5	1	55
Calls/CM in 2024	0	1	1	7	14	7	6	7	1	1	1	0	46

In Lyons, calls pertaining to mental health, parenting, older adults, and ‘other’ made up the top four areas of need in 2024 (with older adult and ‘other’ tied for the third highest area of need. This is a shift from 2023, where calls pertaining to mental health, older adults, and persons experiencing homelessness made up the top three areas of need in Lyons. The graph below shows the monthly case data for each of these areas.



Town of Nederland-BCSO

In 2023, the Boulder County Co-Responder Team received a grant from the Department of Local Affairs (DOLA) to fund a Co-Responder for the Town of Nederland. In June 2023, a Co-Responder was nested in the Nederland Substation. Serving this rural community has offered many lessons in community engagement and building trust. Although the Co-Response Team had previously served this area, the presence of a nested Co-Responder has provided additional opportunities for that person to get to know the community as well as individual community members, which has been critical to the success of service provision in Nederland. This ongoing relationship-building is reflected in the growth of calls in 2024.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2023	3	2	3	5	9	9*	7	16	1	8	9	5	77
Calls/CM in 2024	3	9	5	10	19	17	7	7	4	5	3	7	96

*Indicates the date when the Co-Responder was nested in the community.

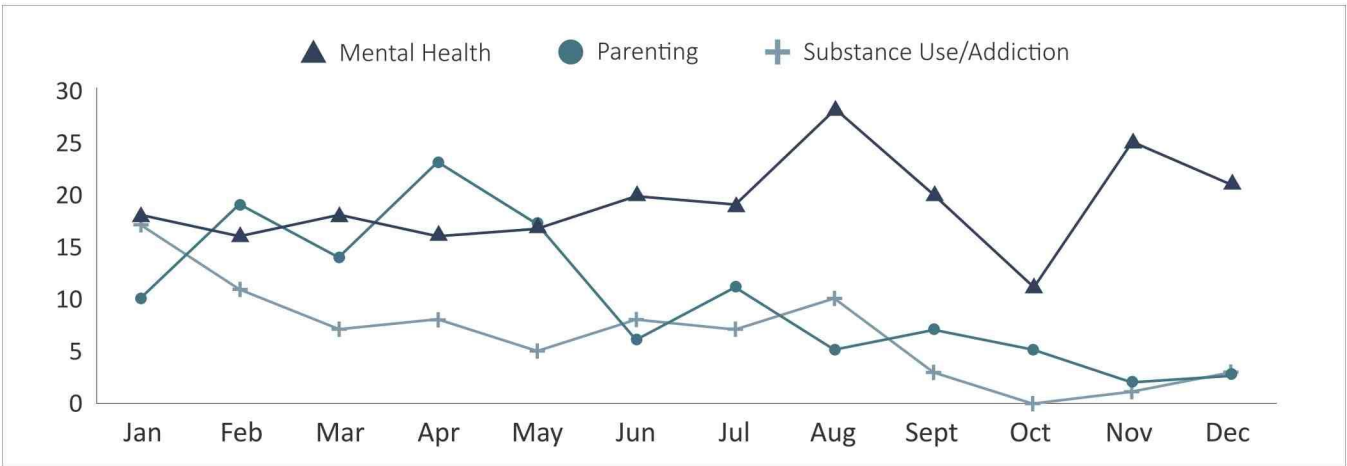
In Nederland, calls pertaining to persons experiencing homelessness, mental health, and parenting made up the top three areas of need in 2024. These are the same areas of need as in 2023.



Town of Erie

In January of 2021, the Erie Town Council approved funding for a full-time Co-Responder position to be stationed at the Erie Police Department. In March 2023, an additional Co-Responder position was added to expand the availability of Co-Response services in the community. In addition to increasing Co-Response services, the Town of Erie also established in-house Victim Advocacy Services and a Restorative Justice Program. Having all 3 programs nested in the police department has led to extensive ongoing collaboration between Co-Responders and Victim Advocacy staff. This collaboration leads to more efficient, comprehensive, and compassionate care for individuals in crisis or victims of crime, benefiting both the community and the professionals involved. Erie also saw an increase in total calls and referrals nearly doubling in 2024 compared to 2023. In Erie, calls concerning mental health, parenting, and substance use/addiction made up the top three areas of need in 2024.

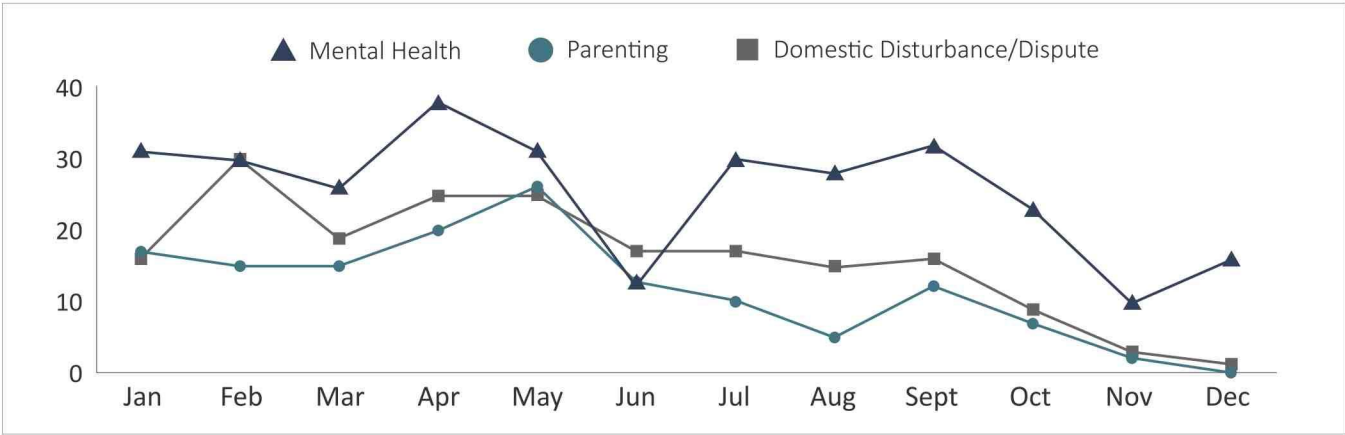
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2023	20	18	29	22	17	36	29	43	32	36	48	18	373
Calls/CM in 2024	70	52	55	65	44	44	63	70	43	48	32	37	604



City of Lafayette

The Co-Response Team has experienced tremendous success partnering with the City of Lafayette Police Department. This is likely due, at least in part, to Co-Responders providing primary response by riding along with law enforcement officers. A third Co-Responder was nested at the Lafayette Police Department in March 2023. Lafayette had a 25% increase in total calls and referrals for 2024 compared to 2023. In Lafayette, calls concerning mental health, parenting, and domestic disturbance/dispute made up the top three areas of need in 2024. These were also the top three areas or types of calls in 2023.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2023	48	33	51	68	54	44	50	56	72	97	72	85	730
Calls/CM in 2024	103	123	90	128	129	68	72	68	79	49	28	36	973

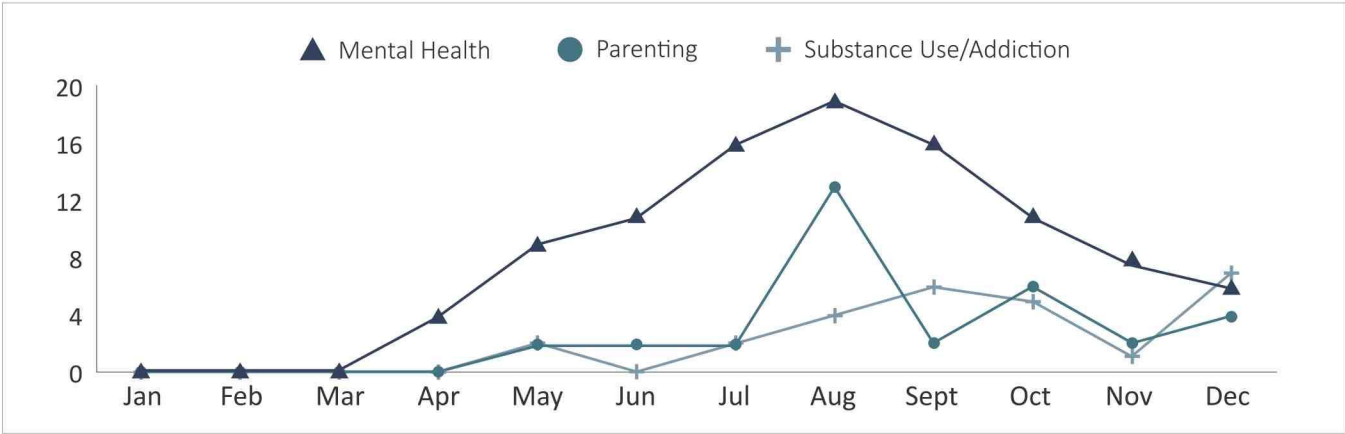


City of Louisville

The Co-Responder Program began to partner with the City of Louisville Police Department in April of 2024, which is why there were no calls for Louisville in 2023. In Louisville, calls pertaining to mental health, parenting, and substance use/addiction made up the top three areas of need in 2024.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2024	0	0	0	10*	17	18	34	43	33	30	18	24	227

*Indicates the date when the Co-Responder was nested in the community.



Key Successes

This section highlights key accomplishments of the program in 2024, including the addition of Louisville to the program, expansion of hours for the Co-Responders working with the BCSO, ongoing training with community partners, implementation of a new team structure, and the provision of additional safety training for Co-Responders.



1. Expansion to Louisville: Beginning to work directly with the Louisville Police Department has allowed the Co-Responder Program to provide behavioral health services to community members in that area. This allows Co-Responders to ensure that individuals in need receive immediate support and care while fostering strong collaboration between mental health professionals and law enforcement.



2. Expansion of hours for BCSO: The Co-Responders in the BCSO expanded their hours from 6:30am-8pm to 6am-10pm four days per week, increasing their availability by 10 hours each week. This increased availability to the community allows for greater responsiveness to the growing demands of community members. This ensures individuals in crisis or needing behavioral health support can receive contact with a mental health professional during a broader range of hours.



3. Training with community partners: The Co-Responder Program provided training to partner organizations including City of Louisville and City of Lafayette staff. This helped reduce conflict in the community from potentially escalating to violence. These trainings focused on the following areas:

- Taught training attendees basic skills in active listening, calm body language, and neutralizing emotional triggers
- Helped teach the community to take an active role in fostering a safer environment
- Provided attendees with an understanding of how to approach community members going through a mental or behavioral health crisis
- Gave groups a shared understanding of how to handle conflict



4. Implementation of new team structure: Splitting the team into two smaller sub-teams has allowed the team to improve functioning and allowed Co-Responders to receive clinical supervision. This supervision has the following benefits for the program:

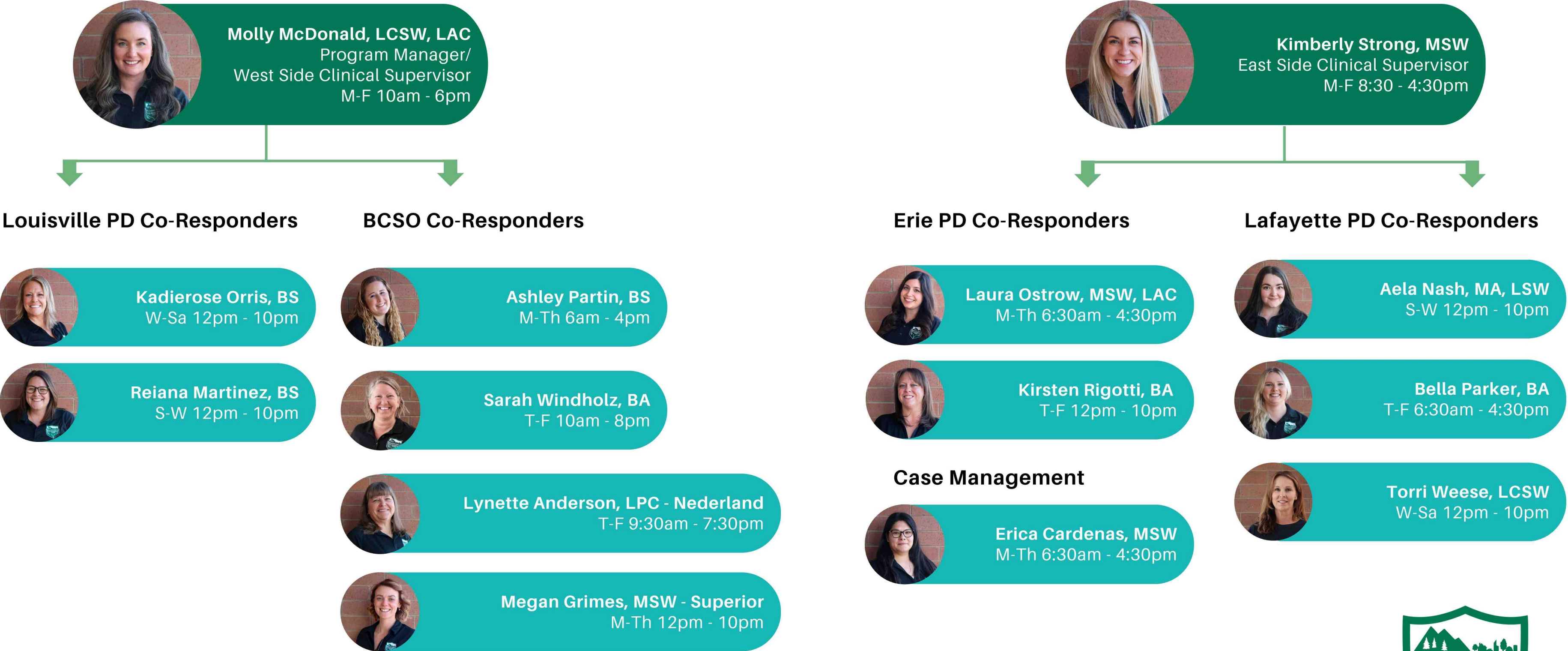
- Providing more robust and tailored clinical supervision weekly enhances professional development by helping Co-Responders stay up to date with best practices, refine their skills and techniques, and enhance their clinical decision making
- Mental health work can be emotionally taxing, especially when staff are dealing with crises and challenging cases. Additionally, this provides a space to process emotions, talk through difficult cases, and manage the emotional demands of the work. This can prevent burnout and help Co-Responders maintain their well-being
- Supervision can ensure that clinicians are adhering to ethical standards and treatment protocols, ultimately benefiting community member outcomes.



5. Increased safety training: The BCSO held a safety training for Co-Responders and the Co-Response program purchased new bulletproof vests for all Co-Responders. The safety training helped Co-Responders recognize warning signs of aggression, set appropriate boundaries, and respond appropriately to threats. Additionally, it provided Co-Responders with the skills to work closely with law enforcement on scene and improve safety for Co-Responders, officers, and community members.

BOULDER COUNTY CO-RESPONDER TEAM

Organizational Chart





**MEETING NOTES
HISTORICAL COMMISSION
MAY 16, 2025
10:00 AM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD**

This meeting will be held in person and online. Members of the public may [participate in the meeting via Zoom](#) or [view the meeting on YouTube](#) (closed captioning available). The recording of the meeting will be made available after the meeting on [YouTube](#) and at [SuperiorColorado.gov](#)

1. Call Meeting to Order
2. Preliminary Matters
 - a. Roll Call

Present: Wally Waligorski, Scott Phillips, Dalton Valette, Larry Dorsey, Susan Stanish, Karen Waligorski, Mary Cartwright, Maureen Hogg
Absent: Jill Roberts
Staff Present: Jennifer Garner “JG”, Arts & History Supervisor
Town Council Liaison: Mayor Pro Tem Jason Serbu

 - i.
 - b. Approval of Agenda

Karen moved to approve; Mary seconded. Agenda approved.
 - c. Public Comment (limit 5 minutes/person) – Nancy Thomas expressed an interest in helping with guided tours and other activities.
 - d. Guest: Laurie Rugenstein of Breathing Healing Bus

Laurie is also a member of Right Relationship Boulder. The Healing Bus (now a mobile immersive experience) originally went to locations where events took place that led up to the Sand Creek Massacre. She described the design and experiences on the bus. They are turning the bus into a mobile teaching exhibit. It may be available for a visit to Superior in the fall. She described some of the logistics associated with hosting the Healing Bus. Minimum time is 5 hours. Estimated costs for hosting the Breathing Healing Bus would total \$1,475. Per discussion SHC is interested in this opportunity and will continue to discuss at our next meeting.
3. General Updates and Debriefing
 - a. Updates
 - i. Correspondence, completed/required

Mary sent thank you to Mrs. Garner (JG’s mom) for her chamber pot and photo and frame donation. A thank you also went to Nathan Yecke for assembling our new hand truck.
 - ii. Marshall Fire Remembrance, all advisory group subcommittee, via CAPS

Dalton reported there hasn’t been a recent meeting but per the last one, the RFQ is now in process at the staff level.
 - iii. RFI log and Mass Media list

Maureen emailed the most updated version to the Commission yesterday. She asked about our videos. JG said several are hosted on the Arts & History website via YouTube links, but the cemetery tour and the recent historic walk are still in production.

iv. Donor(s) & recent donations

- Lions Club
JG is still working with Lions Club; we are potentially getting six trees and then we would figure out signage to acknowledge the donation. Daryl McCool has been working on the video screens. She'll be sharing a status summary with JG soon but will join SHC meeting in June for a demo.
- Mary accepted donations of a butter worker, an ice cream maker, and some shoe lasts (cobbler tools).
- Kupfner crane
Larry was approached by Sue Kupfner regarding the crane on one of their properties. They've offered to donate it to the town. It would require about a 15 x 20 pad to sit on. There could be some safety issues involved with having it as a town exhibit. Per JG, CAPS also has some interest in the crane as a potential public art piece for the town. SHC discussed issues related to potential complexity and expense associated with moving it as well as its historic value. The SHC consensus was to let CAPS pursue this if they are interested.
- Lafayette Museum potential map donation
Next week Larry will go over there to receive several of their deaccessioned maps.
- Drumm Map
Larry said that Burton Lee (owner of the map) came over the other day when we were open. He liked our proposed location for the map in Asti. The map may need a special preservation case or coverage to prevent UV light damage.
- Teacher's school desk
Karen talked with Kathryn Barth regarding her teacher's school desk. It is 30" x 21" on the top so it is not too large and in good shape. Karen proposes we accept it. Per discussion, SHC agreed.
- Farm pump
We've had a farm pump offered to us by a Superior resident. JG showed a picture. Per discussion, we could have one at Grasso and one at Asti. SHC agreed we want this.

b. Debriefing

- i. May 3 open museum day and Historic Walk
We had about 40 people attend, which was gratifying. Fortunately, the weather was nice. A number of children joined the tour and they stayed attentive throughout. The open museum day also went well at both locations.
- ii. May 2 and 9 work sessions were both productive.
- iii. Boulder County Heritage Roundtable

Larry, Karen and Wally attended on May 12. The meeting went well and the sandwiches we donated were appreciated. The event included the Square Nail awards. Per Larry, anyone interested can participate in Heritage Roundtable; no special membership is required.

- iv. Town Veteran Group Meetup meeting from April 27 and SHC partnership for July 4 parade
Wally provided an update. As a group SHC determined that we will have banners created for the fire truck, one that says Superior Historical Commission and one that says Superior Veterans.

4. Work Plan Check-in

a. Discussion Items

- i. Collection management: GSA Kathryn, CatalogIt software status and SHC lead(s)
Kathryn has helped Karen with accessioning, while Mary and Jill have helped to organize into archival boxes. Per CatalogIt, JG mentioned that once all of the historical collection is entered, Arts & History and/or CAPS would use CatalogIt as well for the public art collection. Cost would not come from SHC budget. SHC discussed related roles of subcommittees versus activities of working groups; collections/accessioning activities (like what Karen has been doing) vs. collection management (CatalogIt). JG to work with Susan on getting CatalogIt going.
- ii. QR codes and partnership with CAPS
Dalton provided an update on discussion with CAPS concerning QR codes. Per JG, CAPS is thinking about doing a test with some of the public art pieces around town to see how the QR codes would work. We could do this as well. We would need to work closely with the Town's Communication team about creating and maintaining them. Potentially we could launch in Grasso. Dalton suggested we could start with five. We could have them at different levels; a whole building (like Grasso) or at the historical item level, or eventually both.
- iii. Asti trifold, Asti article reprint, Lost Superior update and reprint
Asti trifold – we have ten printed out now. Maureen suggested we could show a laminated version to the Town Council at our upcoming dinner.

Maureen proposed that SHC review the content in Lost Superior. She suggested we look into print-on-demand in addition to electronic document versions. Per JG we have about 200 printed versions left. Per discussion, we may need a subcommittee to lead a project to get this update going.

Larry – folk history books are reprinted and will be here next week.

- iv. Agenda items and 2026 special budget requests for Council dinner
JG will develop some initial ideas to share with SHC. One of the key discussion points will be tentative budget requests.
- v. Assistance to OSAC with trail naming project; create work group
OSAC is interested in historic and especially indigenous historic name ideas. Scott said that CU Boulder has an Arapaho language project that could be a source of ideas. Scott and Dalton may form a working group on this if OSAC's need is urgent; we may also have our volunteer Jade involved in this project.

- vi. Fall Program planning: Right Relationships Boulder
Per update from Dalton and guest Laurie Rugenstein of Breathing Healing Bus, there is strong interest in hosting Right Relationships Boulder for the program and having the bus outside for the 5 hours prior to the program starting time. SHC will continue to discuss at our next meeting.
- vii. GSA/Kathryn and volunteer/Jade
Kathryn update per 4.a.i. Dalton and Scott are communicating with Jade and will have her join the SHC/OSAC work per the trail naming project since it relates to the indigenous work we are embarking on.
- viii. Diorama – no progress yet per Larry.

b. Upcoming Events

- i. June 7: museums open 10 a.m. - 2 p.m.
- ii. June 12 ANFRM meeting – this date is to be confirmed since it's usually on a Monday
- iii. June 13: SHC work session
- iv. June 16: Town Council dinner – start time is 6:00 but SHC commissioners should plan to arrive by 5:30 if possible
- v. July 4 booth and fire truck – we will get directional signs and have more supervision so the fire truck is not overwhelmed with too many children going in too many directions.

5. Staff Updates

- i. Miner memorial bronze statue pricing
JG has talked to several bronze sculpture studios. Per the estimates, the cost will be around \$70,000 - \$80,000 for a life-size bronze statue. We have about half of that available now but we don't have approval at this point for the remaining half in 2026. JG suggests adding this budget item to the Council dinner agenda, seeking tentative approval. The normal process for such commissions is that 50% is required up front to start the project and the remainder balance upon completion. This timing would align with the miner memorial funds in 2025 and hopeful approval in 2026. Other details JG shared: a local sculpture studio sounded like they would be more hands on and showed an interest in representing a likeness of one of the miners who died. The commission process is long, so even if we started now it wouldn't be installed until next summer or fall.
- ii. Other update: David the handyman has been working on the custom shelves for above the sink. He will be at the museum next Friday with JG to remove the sink so that he can take the base to his shop to shorten it. This will get the sink at a more appropriate height. He would need a few days for that work and then upon return, reinstall the sink and install the shelving. JG wants confirmation that when the sink goes back up, should we put faucets in both holes or just the one for cold water (like we had before)? Per discussion, SHC recommended we just cap the other hole as a more accurate representation that only cold water was available in the house.

6. Other

- a. Mary: We badly need another table for the basement workspace in the Asti basement. JG said she would order it.
- b. JG: Per Jill's request, JG has ordered additional archival boxes.
- c. Mary proposed that she resign from the Commission and become a volunteer. That way, perhaps Nancy or someone else could join as a Commissioner. She will continue to think about it.

7. Adjourn

- a. Wally moved to adjourn and Scott seconded. The meeting was adjourned at 12:06 p.m. Next meeting: Friday, June 20, 2025, 10:00 a.m. at the Superior Community Center.



MEETING NOTES
PARKS AND RECREATION ADVISORY COMMITTEE (PARC)
MAY 21, 2025
7:00 PM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD

This meeting was held in person and online. Members of the public may [participate in the meeting via Zoom](#) or [view the meeting on YouTube](#) (closed captioning available). The recording of the meeting will be made available after the meeting on [YouTube](#) and at [SuperiorColorado.gov](#)

1. Call Meeting to Order

2. Preliminary Matters

a. Roll Call

Present: Brent Hartman, Justin Willis, Burton McKensie, Tim Martin

Absent: Robert Stephens, Saadia Aurakai, Lindsay Hansberry

Staff present: Bryan Meyer

Town Council Member present: Stephanie Miller

b. Approval of Agenda

c. Public Comment: Public comment included an inquiry from Ryan Hitchler into Central Park progress, which has seemed to stop. Leslie Clark provided an update that the park's planned opening is still set for July. There have been some delays due to rain, but walkways and courts have been installed, the shelter and restrooms take longer and are waiting on testing results. Anne Hitchler requested updates on status to which Leslie responded that any of the town staff can answer by email or phone.

3. Updates

- a. McCaslin trail agenda item update added by Leslie Clark – requested parc to assess a letter of support for Superior to apply for a grant for a paved path on the western side of McCaslin. Justin motioned to support the letter, seconded by Martha Siegmund. Voted yes by Tim, Martha, Burton, Justin and Brent. Motion passed. PARC will sign the letter to support the grant request.
- b. BRS update on pool survey results and pool project. Mary Schambach from consultant Barker Rinker Seacat joined the meeting to provide updates on public engagement and feedback. Jordan Hayes the town project manager also joined. Results from the meeting included feedback



wanting a longer season, more lighting, larger kitchen, classes/lessons, lockers/cubbies, pool cover, showers, bike racks, pulley training system. Concerns included depth of water, construction schedule, making the pool smaller or losing the bench. Reviewed current concept plans for indoor and outdoor areas at both North and South pools. PARC had feedback that the updates tailored very specifically to the swim team. They support a kiddie pool with zero depth entry and a waiting area for the tennis courts.

- c. Update on Town 15 Rezone Ordinance (Leslie) – update on Town 15 June 3rd planning commission meeting to rezone this area to open space recreational zoning – this will then go to town council on June 23rd.
- d. Working group needs for Pool and Community Park projects -PARC to meet late in May to discuss additional feedback for BRS.
- e. Recap of Wildflower Park Walk – Justin, Burton and Brent recapped: Town maintenance needs – understanding when/how things are done so they can be prioritized as needed. Shade structures and potential for shade over existing exposed places. Potential repurposing of bocce to a water feature if possible. Discussion on woodchips issue – ideally would convert to pour in place but project is massive to balance with other park needs. Would be handy to be able to check out items such as basketballs, slacklines, etc available for people to try out new games or activities at parks.
- f. Summer / Fall Events PARC Representation Planning. June PARC meeting to be replaced with Civic Center grand opening. Fourth of July booth coverage to be determined by email.
- g. Marshall Fire subcommittee update (Saadia) – no updates shared this meeting.

4. Discussion Items

- a. Other updates from Town Staff and/or Town Council Liaison. Community Park update timeline from Bryan, the RFP request went out – A to Z recreation was selected based on their concept design. Public engagement opportunity at Civic Center grand opening on June 18th. Proposed to finalize the design this fall to have it in place for next spring 2026 – will be presented to town council at May 27 meeting. Civic Center grand opening will serve as the Parc June 18 meeting. Great engagement with the block party trailer. Adult softball league launched with 6 teams playing on Thursday nights beginning May 29th.
- b. Summary points of meeting. Public comment included the request of updates regarding Central Park. PARC provided written support for the McCaslin walkway grant. BRS provided an update on the pool renovations town engagement, feedback results and the latest concept plans. Leslie provided an update on the Town 15 rezone to open space recreation. The committee recapped their walk of Wildflower Park and enhancements, to bocce, woodchips, and maintenance requests and potential equipment rental along with their engagement for the upcoming Community Park renovations. Bryan provided additional updates on softball and block party trailer.

5. Adjourn

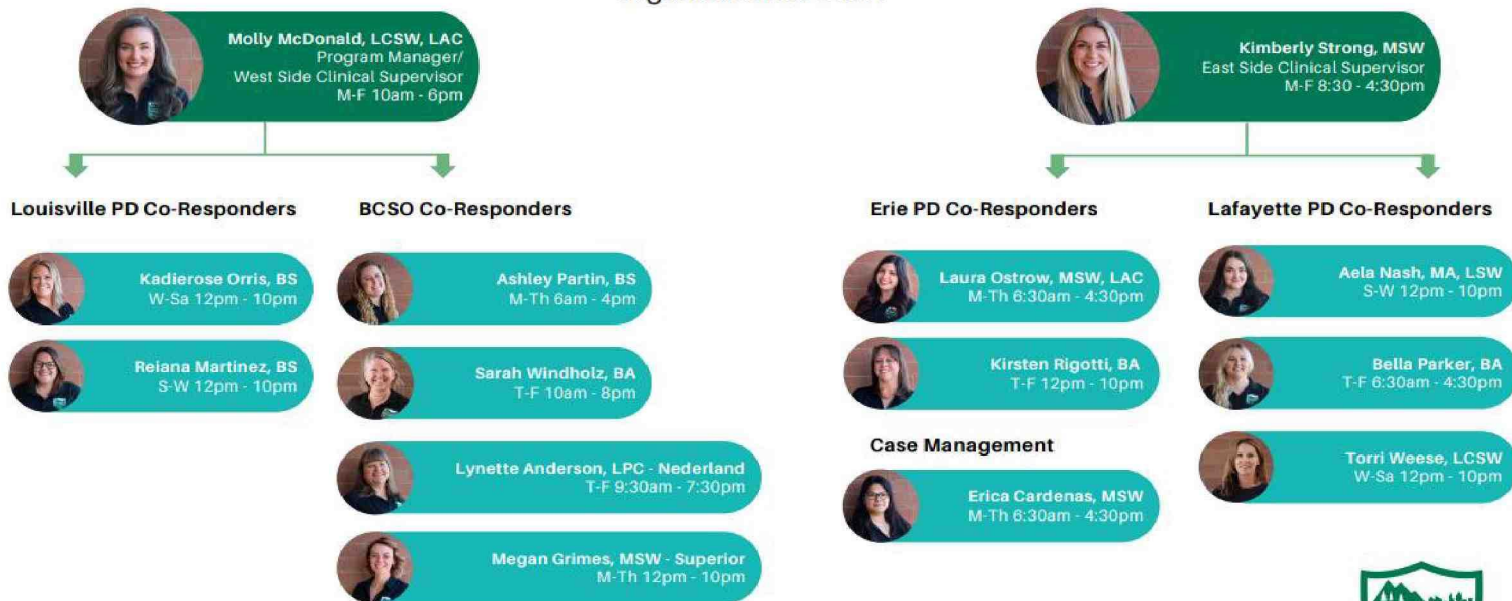
Boulder County Co-Responders Superior



Meet the team

BOULDER COUNTY CO-RESPONDER TEAM

Organizational Chart



What We Do

Co-Responders respond to mental health, behavioral health and substance use calls alongside law enforcement.



We support and offer:

- ▶ Crisis Counseling
- ▶ Suicide Prevention, Assessment, and Intervention
- ▶ Conflict Resolution and Mediation
- ▶ Grief and Loss Support
- ▶ Substance Abuse Support and Intervention
- ▶ Housing Crisis
- ▶ Resource Connection and Referrals
- ▶ Basic Need Resources

Program Goals



Less involvement in the criminal justice system



Decrease hospitalizations



Access to services



Efficiency of officer time



Significant cost savings to the community



Safety of community members, and first responders



Trauma informed care



Cross training



Increase of empathy and understanding for community members

Team Data 2024



Boulder County Co-Responder Program Service Highlights



Program call volume increased by 37% from 2021 to 2022, by 84% from 2022 to 2023, and by 30% from 2023 to 2024.

2021	2022	2023	2024
1070	1463	2688	3506

Superior Data 2023 vs. 2024

Stats:

- Call volume increases during the summer months.
- Cross coverage with Louisville/larger team has allowed for greater response

Future Goals:

- Continued growth of team



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2023	13	5	13	12	9	15	15	6	8	8	19	2	125
Calls/CM in 2024	4	3	7	16	19	17	14	18	27	17	24	18	184



Superior Numbers

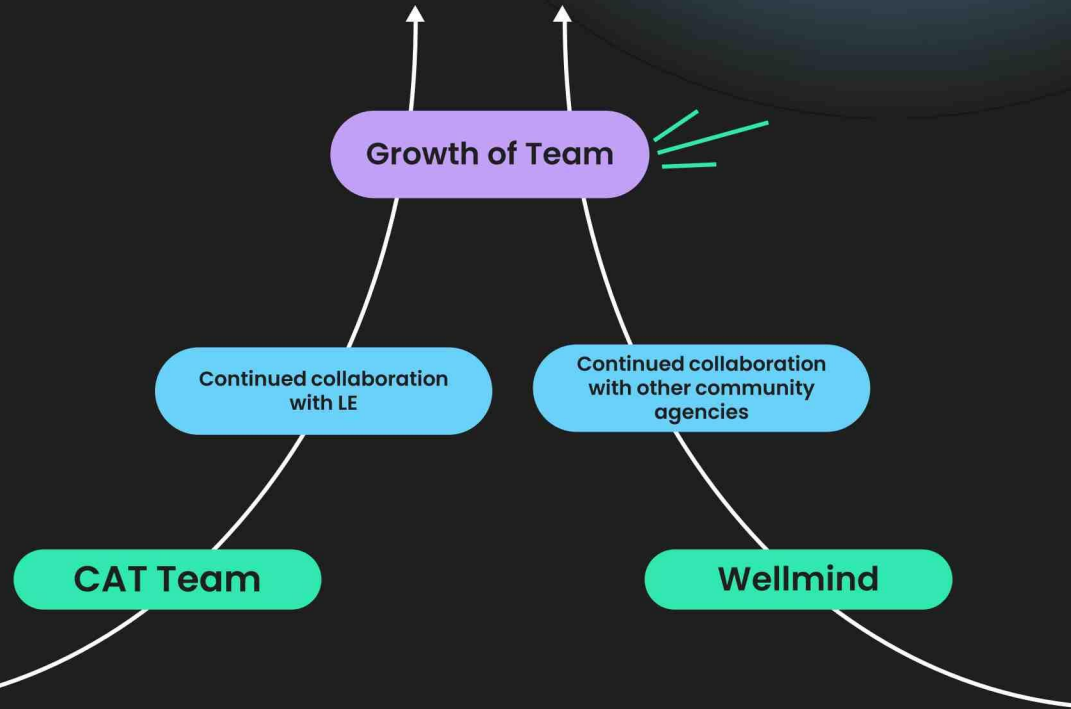
In Superior alone there were
184 calls for service in 2024

Top calls

- Mental health
- Parenting
- Domestic Violence

Program objectives

- Increase staffing/ and coverage
- Continued partnership with local law enforcement and fire agencies.
- Continue to learn specifics of what community needs are
- Partner with the CAT and Wellmind Teams for a well rounded crisis continuum of care in Boulder.



Thank you!

Molly McDonald
Program Manager/ Clinical
Supervisor
momcdonald@bouldercounty.gov

Megan Grimes
Co-Responder Superior
M-TH 12pm-10pm
mgrimes@bouldercounty.gov

Contact our team

coresponderinfo@bouldercounty.gov



ITEM NO. 6d

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: Presentation – Proclamation for Outgoing Advisory Committee Member

MEETING DATE: June 9, 2025

PRESENTED BY: Matt Magley, Town Manager

PRESENTED FOR: Presentation

BACKGROUND:

It is the Town's practice to recognize Advisory Committee members for their service. A proclamation has been prepared for this Town Council meeting to recognize a committee member who has completed a minimum of a full term of service:

Advisory Committee for Environmental Sustainability (ACES)

- John Schallau—served from 2021 to 2025; completing one partial term and one full term of service.

The Town appreciates John's service to the residents of Superior through his dedication and time commitment to serve on an advisory committee. John's service will be missed by the members of the committee, the Mayor, Town Council, and Town Staff. This Proclamation serves to officially recognize John for his service to the Town of Superior and its residents.

RECOMMENDED ACTION:

Presentation of Proclamation

ATTACHMENTS:

- Proclamation



**A PROCLAMATION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
IN APPRECIATION OF THE SERVICE OF
John Schallau**

WHEREAS, John Schallau is a resident of the Town of Superior and has been a strong advocate for the residents of Superior through volunteering to serve on the Advisory Committee for Environmental Sustainability and is to be commended for his effort to help make our community a better place; and

WHEREAS, John Schallau was appointed to the Advisory Committee for Environmental Sustainability in 2021 and continued to serve on the Committee until 2025; and

WHEREAS, John Schallau generously shared his skills and dedication by taking an active role in shaping the future of the Town of Superior; and

WHEREAS, The Town of Superior has benefited from John's volunteered time and energy and thoughtful participation on the Advisory Committee for Environmental Sustainability.

NOW, THEREFORE, THE TOWN OF SUPERIOR HEREBY PROCLAIMS ITS APPRECIATION TO JOHN SCHALLAU FOR HIS SIGNIFICANT CONTRIBUTION TO THE COMMUNITY AND FOR HIS SERVICE ON THE ADVISORY COMMITTEE FOR ENVIRONMENTAL SUSTAINABILITY.

ADOPTED this 9th day of June 2025.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk



A PROCLAMATION TO COMMEMORATE JUNETEENTH

WHEREAS, Juneteenth, also known as Freedom Day, commemorates the end of slavery in the United States, and celebrates the spirit of resilience and determination of Black Americans who have overcome centuries of oppression and discrimination to shape our nation's history and culture;

WHEREAS, on June 19th, 1865, Union General Gordon Granger arrived in Galveston, Texas to announce the end of the Civil War and the abolition of slavery, marking a pivotal moment in the fight for freedom and equality for African Americans;

WHEREAS, Juneteenth has been recognized as a state holiday in Colorado since 2022, and its observance offers an opportunity to reflect on the ongoing struggle for racial justice and to celebrate the contributions and achievements of the Black community;

WHEREAS, the Juneteenth holiday in Colorado is a time to honor the legacy of Black Americans, recognize their significant contributions to our state's history and culture, and acknowledge the ongoing challenges and barriers they face, and in 2025, Boulder County honors the contributions specifically of Black Boulder County residents;

WHEREAS, Colorado's Black community has a rich and diverse history, from the pioneers who settled in the state during the 19th century, to the activists who fought for civil rights during the 20th century, to the artists, athletes, and entrepreneurs who continue to make their mark today;

WHEREAS, we must continue to work towards creating a more equitable and just society for all Coloradans, and recognizing the contributions and struggles of the Black community is an essential step towards achieving that goal;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of the Town of Superior: We hereby recognize the historical significance of Juneteenth; support the continued celebration of Juneteenth to provide an opportunity for the people of Superior to learn more about the past to better understand the experiences that have shaped the nation and encourage the people of Superior to observe Juneteenth Day with appropriate ceremonies, activities and programs; and

BE IT FURTHER RESOLVED: The history and the plight of African Americans and all that was endured during chattel slavery, Reconstruction, Jim Crow, and the Civil Rights Movement is an example of pure resilience.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of June, 2025.

Mark Lacis, Mayor



ITEM NO. 6e

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: Resolution – Approving Reappointments to Advisory Committee for Environmental Sustainability (ACES), Cultural Arts and Public Spaces Advisory Committee (CAPS), and Superior Historical Commission (SHC)

MEETING DATE: June 9, 2025

PRESENTED BY: Matt Magley, Town Manager

PRESENTED FOR: Action

BACKGROUND:

Section 2-12-40 of the Superior Municipal Code addresses membership of Town Advisory Committees, including appointment of Advisory Committee members. Scheduled under this agenda item is the Council's consideration of appointments of sitting Advisory Committee members to a new term. The Council has the option to appoint or not appoint any of the candidates, and staff will continue to advertise the vacancies.

Advisory Committee for Environmental Sustainability (ACES)

Sitting members eligible to serve a new term:

- John Heckman – completion of a partial term, reappointing for first full term
- Miles Hoffman – completion of a partial term, reappointing for first full term

Cultural Arts and Public Spaces Advisory Committee (CAPS)

Sitting members eligible to serve a new term:

- Susan Chevalier – completion of a partial term, reappointing for first full term

Superior Historical Commission (SHC)

Sitting members eligible to serve a new term:

- Scott Phillips – completion of a first term, reappointing for second full term
- Larry Dorsey – completion of fifth term, reappointing for sixth full term
- Errol Waligorski – completion of fifth term, reappointing for sixth full term

*The Council has stated they will consider reappointing Historical Commission members beyond the three-term limit due to the many years of personal connection of some members to the Town and work of the Commission. The Municipal Code provides the Council the flexibility to do so if the Council wishes. There are currently no applications pending to serve on the Historical Commission.

ALTERNATIVES CONSIDERED:

Make no appointments and continue to advertise to fill the vacancies.

MOTION:

Move to approve Resolutions making reappointments to ACES, CAPS, and SHC

ATTACHMENTS:

- Resolutions
- Section 2-12-40 of the Superior Municipal Code

**TOWN OF SUPERIOR
RESOLUTION NO. R-34
SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
MAKING APPOINTMENTS TO THE ADVISORY COMMITTEE FOR
ENVIRONMENTAL SUSTAINABILITY**

WHEREAS, by Resolution #R-27, Series 2001, the Board of Trustees established the Waste Diversion Advisory Committee;

WHEREAS, by Resolution #R-80, Series 2005, the Waste Diversion Advisory Committee was changed to the Recycling and Conservation Advisory Committee ("RCAC");

WHEREAS, by Resolution #R-59, Series 2017, RCAC was changed to the Advisory Committee for Environmental Sustainability ("ACES"); and

WHEREAS, the Town Council desires to make appointments to ACES.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Town Council hereby makes the following appointments to the Advisory Committee for Environmental Sustainability:

<u>Name</u>	<u>Term expires</u>
John Heckman	June 2028
Miles Hoffman	June 2028

ADOPTED this 9th day of June, 2025.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

**TOWN OF SUPERIOR
RESOLUTION NO. R-35
SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
MAKING APPOINTMENTS TO THE CULTURAL ARTS AND PUBLIC
SPACES ADVISORY COMMITTEE**

WHEREAS, on December 12, 2016 the Board of Trustees established the Cultural Arts and Public Spaces Advisory Committee ("CAPS") by Resolution No. R-79, Series 2016; and

WHEREAS, the Town Council desires to make appointments to CAPS.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Town Council hereby makes the following appointments to the Cultural Arts and Public Spaces Advisory Committee:

<u>Name</u>	<u>Term expires</u>
Susan Chevalier	June 2028

ADOPTED this 9th day of June, 2025.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

**TOWN OF SUPERIOR
RESOLUTION NO. R-36
SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SUPERIOR MAKING APPOINTMENTS TO THE SUPERIOR
HISTORICAL COMMISSION**

WHEREAS, the Superior Historical Commission (the "Commission") was originally established by Resolution No. R-68, Series 2000;

WHEREAS, by Resolution #R-35, 2012, the Board re-established the Commission in accordance with Article XII, Chapter 2 of the Superior Municipal Code; and

WHEREAS, the Town Council desires to make appointments to the Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Town Council hereby makes the following appointments to the Superior Historical Commission:

<u>Name</u>	<u>Term Expires</u>
Scott Phillips	June 2028
Larry Dorsey	June 2028
Errol Waligorski	June 2028

ADOPTED this 9th day of June, 2025.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

Sec. 2-12-40. - Membership.

- (a) Advisory committee members shall be appointed by the Board of Trustees, in its sole discretion. The procedure for appointment shall be as follows:
- (1) Vacancies on an advisory committee shall be published by whatever means the Board of Trustees deems necessary in March and October of each year, with the purpose of filling any immediate vacancies and also creating a pool of applicants for the purpose of filling interim vacancies. For interim vacancies, notice of the vacancy shall be published by whatever means the Board of Trustees deems necessary for at least fourteen (14) days.
 - (2) Town staff shall compile all applications and present the applications to the Board of Trustees.
 - (3) The Board of Trustees may interview all or some of the applicants for advisory committee membership.
 - (4) The Board of Trustees may choose not to appoint any of the applicants, and, if a vacancy remains, the Board of Trustees may direct staff to readvertise the vacancy.
 - (5) The Trustees' individual votes on the appointment of a member shall be by written ballot, with such ballots being tallied by the Town Clerk, followed by a motion to appoint the highest vote-getters and a voice vote on that motion. In case of a tie, a run-off vote will be taken between the applicants that tied. The written ballots shall be public records under the Colorado Open Records Act, Section 24-72-201, et seq., C.R.S.
- (b) Unless specifically provided to the contrary in the establishing resolution, all members of an advisory committee shall be Town residents.
- (c) Unless otherwise provided by the Board of Trustees, no person shall serve on more than one (1) committee at a time.
- (d) Each member of an advisory committee shall have an interest in and be willing to provide recommendations on topics within the scope of the advisory committee's duties and responsibilities.
- (e) No Trustee shall serve on an advisory committee.
- (f) Terms of advisory committee members shall be staggered, as more particularly set forth in the establishing resolution.
- (g) A person may serve up to two (2) consecutive three-year terms on one (1) advisory committee. Partial terms shall not count toward the two-term limit. Once a person has served two (2) consecutive three-year terms, at least one (1) year shall elapse before that person is eligible to serve again on the same advisory committee. If an advisory committee member is term-limited

under this Subsection and the Board of Trustees is unable to appoint any other person to fill the vacancy on the affected committee, the Board of Trustees may reappoint the term-limited member despite the term limits set forth in this Subsection.

- (h) The Town Manager shall appoint a staff member as a staff liaison to each advisory committee to serve as the communication link between the advisory committee and Town staff.
- (i) The Board of Trustees may appoint one (1) of its members as a liaison to any advisory committee to serve as a communication link between the advisory committee and the Board of Trustees.
- (j) An advisory committee member shall notify the Chair or staff liaison in advance if the member will not attend a meeting of the advisory committee.

(Ord. O-2 §1, 2012)



ITEM NO. 7

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM: Consideration of an Ordinance Rezoning of Lots 1-6, Block Q in Original Town from Light Industry to Low Density Residential

MEETING DATE: June 9, 2025

PRESENTED BY: Matt Magley, Town Manager
Renae Stavros, Planning & Building Director
Geoffrey Weathers, Town Planner II

PRESENTED FOR: Second Reading

Item: Rezone Lots 1-6, Block Q of Original Town – Case No. RZN-2025-01

Applicant: Dorothy Kupfner Family Trust – Elizabeth & Rick Kupfner

Representatives: Elizabeth Kupfner

Existing Zoning: Light Industry (I-L)

Proposed Zoning: ~~Medium Density Residential (R-M)~~ Low Density Residential (R-L)

Location: Lots 1-6, Block Q are located between 4th and 5th Avenue in Original Town along Coal Creek Drive

Request: Approval of Ordinance rezoning Lots 1-6, Block Q in Original Town from Light Industry to Low Density Residential

VICINITY MAP:



APPLICATION SUMMARY:

This application proposes to rezone Lots 1-6, Block Q in Superior's Original Town from Light Industry (I-L) to ~~Medium Density Residential (R-M)~~ Low Density Residential (R-L). The Superior Municipal Code, Section 16-6-40 stipulates that ~~the R-M district is "intended to accommodate single-family detached, two-family and multi-family dwelling units."~~ the R-L District "is intended to accommodate single-family residences at low densities."

BACKGROUND:

Lots 1-6 of Block Q in Original Town are located between 4th and 5th Avenue south of Founders Park fronting Coal Creek Drive. The contiguous lots constitute the entire northern half of Block Q between Coal Creek Drive and the alley to the south. The immediately adjacent land uses are residential, public park, and private open space. The Marketplace commercial shopping center is located one block north of the property.

The subject lots are currently zoned Light Industry (I-L), a zoning designation intended to accommodate comparatively less-intensive enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or assembling of goods, merchandise or equipment. Permitted uses for this zone district include automobile service stations and washing facilities, bottling plants, industrial equipment sales and leasing, nurseries, storage facilities, and contractor supply yards.

Zoning on immediately adjacent lots includes, Planned Developments (PD) to the west and north, Low Density Residential to the East, and Medium Density Residential to the South (see Figure 1). In general, the Coal Creek Crossing PD to the west and R-L zone district to the east permit single-unit homes, while the Superior Marketplace PD to the north permits retail and office commercial uses, daycares, meeting spaces, government centers, as well as parks, recreational, and open space facilities. The R-M zone district, which spans the remainder of Block Q and Block R to the south of the subject property, permits single-unit as well as two- and multi-unit dwellings, up to six units per lot. Currently, both the R-L and R-M zones allow

accessory dwelling units (ADU), up to 1 ADU per single-unit dwelling or duplex. Original Town also includes one other R-M zone district on the south side of Coal Creek comprising Blocks L, O, and M as well as a Community Business District (B-C) and an Open Space and Recreation District (OS-R).

The following table shows several key development standards of the zoning on and adjacent to the lots in question:

	I-L	R-L	R-M	Coal Creek Crossing
Minimum Lot Area	10,000 sf	7,000 sf	6,000 sf	7,200 sf
Max Height	60' (3-stories)	32' (2-stories)	32' (2-stories)	32' (2-stories)
Max Lot Coverage	N/A	40%	40%	45%
Front Setback	20'	15' home 20' garage	15' home 20' garage	13' home 20' garage
Side Setback	10'	5' interior 8' street/alley	5' single-unit 10' multi-unit 8' street/alley	5' interior 10' street/alley
Rear Setback	10'	20' principal 8' accessory	20' principal 8' accessory	10'
Minimum Parking	1 space per 500' or .75 per employee	≤ 1 BR – 1.5 2 BR – 2 3 BR – 3 4 BR – 3.5	≤ 1 BR – 1.5 2 BR – 2 3 BR – 3 4 BR – 3.5	4-5 spaces

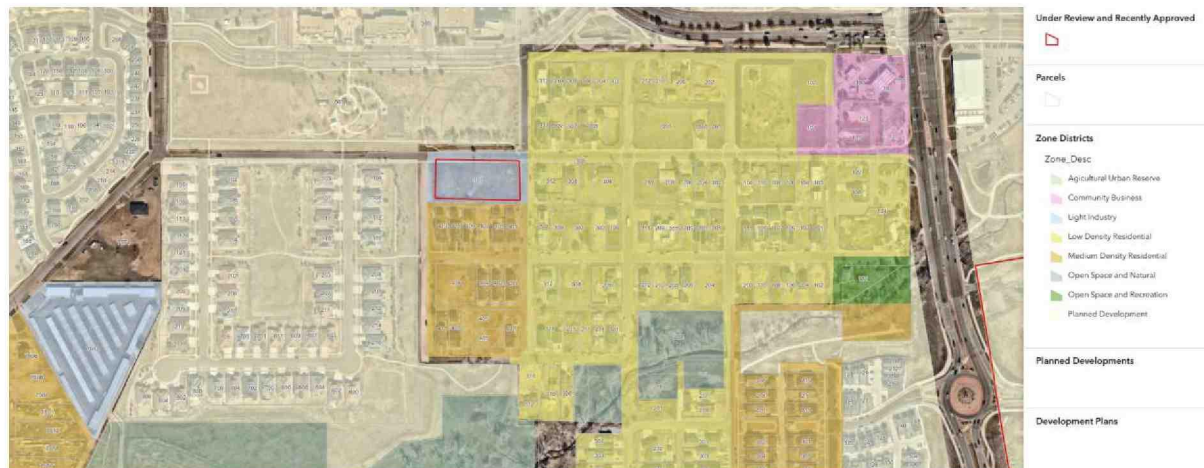


Figure 1: Zoning Map

The subject lots each have an area of roughly 7,000 sf (50' x 140') as originally platted in 1904. The lots have been vacant since the Marshall Fire in December of 2021 (see Figure 2). Prior to the fire, the uses on the lots included an in-active historic school building, a single-unit residence, a mobile home, and an industrial storage site (see Figure 3).



Figure 2: Current condition of subject lots

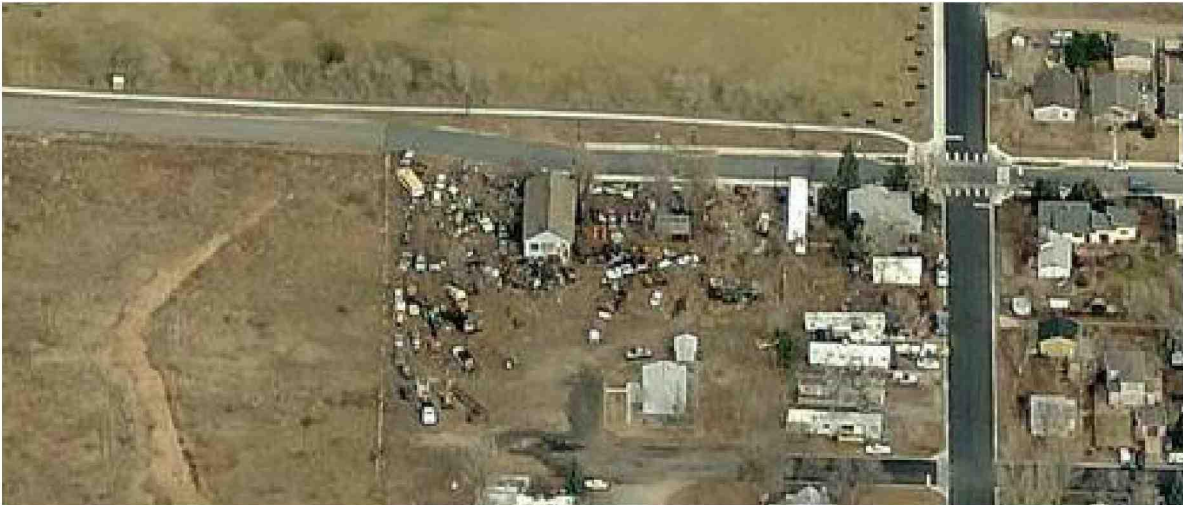


Figure 3: Condition of subject lots prior to the Marshall Fire

STAFF ANALYSIS:

Section 16-7-30 (b) defines the criteria for rezoning: “The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment.”

1. Staff find that the application satisfies the Municipal Code criteria insofar as the rezoning of the subject lots furthers certain goals and policies found in the 2012 Comprehensive Plan including:

From the [2012 Comprehensive Plan](#)

Goal 4.5 Maintain the Character of Original Town

Maintain and strengthen Original Superior to preserve the neighborhood character by *promoting human scale and pedestrian-oriented development within the larger community.*

Policy 4.5a: Protect Existing Residential Uses

Protect Original Superior from conflicting or changing land uses. However, *do not preclude rezoning proposals that propose to integrate new land uses into the area in a manner that protects the remaining existing residential use.* Such techniques include, but are not limited to, drawing redevelopment lines at alleys and not between face blocks. New developments in the vicinity shall:

- *Acknowledge and use traditional setbacks, building orientation, building mass, and roof form; and*
- *Avoid pass-through or out of neighborhood traffic through Original Superior.*

Policy 4.5.e: Face Blocks

Encourage rezoning proposals to *locate as many lots as possible on a face block.* A face block is that portion of a town block between the alley or rear property line and the public street on which residences or non-residential uses normally front.

2. Staff find that, as amended, the proposal is no longer consistent with the following Town goals and policies that would have been furthered by rezoning to Medium Density Residential (R-M):

From the 2012 Comprehensive Plan

Goal 4.1: Provide a Balanced Mix of Land Uses

Ensure a balanced mix of land uses that maintains and enhances Superior's identity as a diversified community— *offering a variety of housing and employment options, commercial services, and civic facilities to meet the needs of existing and future residents, and business and property owners.*

Policy 4.2.a: Varied Housing Options

Provide for a *mix of attached and detached residential housing types at varied densities and price ranges to accommodate residents of all ages.* Ensure densities are *compatible with established adjacent land uses, transportation networks, and recreational opportunities.*

From the [2025 Housing Strategies](#)

Strategy 1.3: Promote the development of Missing Middle Housing.

1.3.1. Consider allowing moderate density increases in single-family zones to allow for duplexes and triplexes.

PLANNING COMMISSION RECOMMENDATION:

On May 6, 2025, Planning Commission heard the subject application. Planning Staff gave a presentation on the proposal and was available to answer the Commissioners' questions. In general, public comments both prior to and during the hearing centered around reasons

residents thought a more appropriate zoning would be Low Density Residential (R-L) instead of Medium Density Residential (R-M). The Commissioners asked Staff and Legal Counsel to weigh in on several of these arguments. The following is a brief synopsis on the questions raised (numbered) and the responses from Staff and Legal Counsel (lettered) that have not already been addressed in this memo.

- 1) R-M zoning will result in more Short-Term Rentals (STRs) in Original Town.
 - a. STRs are permitted and regulated by the Town in the same fashion for all Zone Districts and housing types.
 - b. Staff knows of no evidence to suggest that STRs have greater impact on certain Zone Districts or housing types.
- 2) R-M zoning would significantly increase traffic in Original Town.
 - a. Impacts from development of this 6-lot block will have minimal effect on traffic in Original Town as none of the residential streets are near capacity or show signs of traffic-related delays. Any multi-unit development would require a Traffic Engineer's memo summarizing traffic impacts and possibly a full traffic study to determine the extent traffic impacts.
 - b. Building homes on these lots under the R-M zoning regulations would not significantly increase average daily traffic in this area.
- 3) Rezoning to R-M is not permitted because the Town requires all rezoning to be Planned Development (PD).
 - a. [Article VII – Rezoning and Zoning Amendments](#) explicitly permits, and details the procedure for, rezoning, without mention of any PD restriction or requirement.
 - b. Section 16-7-30 (b) defines the criteria for evaluating rezoning applications as follows: “The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment.”
 - c. [Article X – Planned Developments – Sec. 16-10-20. - General requirements](#) defines the minimum area for a PD as 2 acres, effectively prohibiting rezoning this 0.96-acre property to a PD zone district.
- 4) [Sec. 16-20-40. - Original Superior](#) of the Municipal Code prohibits rezoning to R-M in Original Town.
 - a. Part (1) states that this section is intended to “protect existing single-family uses” in Original Town by regulating use change lines, extending the street grid pattern, respecting the existing form of buildings, and avoiding pass-through traffic. Rezoning this property to R-M is consistent with protecting existing single-unit uses and does not conflict with any of these provisions.
 - b. Part (2) states that “Uses other than single-family residential adjacent to or within Original Superior may only rezone to the Residential Character Street (RCS) District or use this District’s design standards as a starting point for any PD land use negotiation.” This section is challenging to understand, but it is best to interpret the Code holistically, in a manner that respects its stated intent. For the following reasons, Staff believes that rezoning this property to R-M is consistent with this section of Code:

- i. Since the intent of Section 16-20-40 is to protect existing single-family uses, it would be counterintuitive to prohibit rezoning from higher intensity industrial or commercial uses to lower intensity residential uses. But, taken at face value, the text of the Code appears to prohibit an industrial use being rezoned to R-M or even R-L, suggesting instead that it must be rezoned to RCS, which allows commercial uses. Rather, Staff interprets this Part to restrict the rezoning of nonresidential uses to other nonresidential uses to RCS or PD, to protect against unmitigated up-zoning to a more intensive use.
- ii. If indeed the property was forced to rezone to RCS, the stated intent of the RCS District, [Sec. 16-6-40](#), is “to provide an alternative for nonresidential land uses to be developed in the Original Superior residential area of the Town.” Permitted uses in that zone are R-L and R-M residential uses as well as commercial office uses. Under this reading, instead of serving the purpose of a requiring a strictly single-unit residential use, the Code would entail that more intensive commercial uses be permitted.
- c. Part (3) contemplates conditions for rezoning single-unit detached to allow higher density residential or nonresidential uses. The Code would not need to include this provision in Part (3) if non-single-unit zoning was precluded by Part (2).

The Planning Commission voted 7-2 to approve the application.

FISCAL IMPACT SUMMARY:

There are two water and two sewer utility taps already paid for these properties. The estimated revenue based on the assumption that these lots would all develop as single-unit or duplex lots, requiring only one sewer and one water tap per lot:

- One-time utility revenues: \$200,000
- On-going revenues (net of operating expenses): \$5,500/year

STAFF RECOMMENDATION:

On Friday, May 30, 2025, the Applicant requested to amend their application to rezone to Low Density Residential (R-L). As this request proposes a less intensive use that is compatible with the surrounding uses, Staff finds such a revision acceptable for consideration by the Town Council without resubmission of a new application. If the Town Council finds the application meets the applicable criteria for approval of a Rezone of Lots 1-6, Block Q in Original Town to R-L Low Density Residential, staff has provided an Ordinance approving the Rezone.

ATTACHMENTS:

- Ordinance – Revised
- PC Resolution
- Narrative – Revised
- Rezoning Map – Revised (draft)

**TOWN OF SUPERIOR
ORDINANCE NO.0-12
SERIES 2025**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF
SUPERIOR APPROVING AN APPLICATION TO REZONE LOTS 1-6,
BLOCK Q IN ORIGINAL TOWN FROM LIGHT INDUSTRY (I-L) TO
LOW DENSITY RESIDENTIAL (R-L, CASE NO. RZN-2025-01**

WHEREAS, the Dorothy Kupfner Family Trust (the "Applicant") owns certain properties located in the Town, generally referred to as Lots 1-6, Block Q Superior West (the "Property");

WHEREAS, the Applicant has filed an application for approval to rezone the Property from I-L Light Industry to R-L Light Density Residential (the "Application");

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Superior Municipal Code (the "Code");

WHEREAS, Section 16-10-30(c)(3) of the Code requires a public hearing before the Planning Commission and recommendation by the Planning Commission to the Town Council regarding a rezone; and

WHEREAS, on May 6, 2025, the Planning Commission held a properly-noticed public hearing on the Application.

WHEREAS, Section 16-7-30(a) of the Code also requires a public hearing by the Town Council prior to approval of a rezoning;

WHEREAS, on May 27 and June 9, 2025, the Town Council held a properly-noticed public hearing on the Application; and

WHEREAS, the Town Council, upon reviewing the recommendation of the Planning Commission to approve the Application, hearing statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

**NOW BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
SUPERIOR, COLORADO, as follows:**

Section 1. The Town Council hereby finds and determines that the Application satisfies the criteria for rezoning set forth in Section 16-7-30 of the Code.

Section 2. The Town Council hereby approves the rezoning of Lots 1-6, Block Q in Original Town, as set forth in the Application.

Section 3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 4. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 9th day of June, 2025.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk



**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-2
SERIES 2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE LOTS 1-6, BLOCK Q SUPERIOR WEST, CASE NO. RZN-2025-01

WHEREAS, the Town of Superior (the "Applicant") owns certain properties located in the Town, generally referred to as Lots 1-6, Block Q Superior West (the "Property");

WHEREAS, the Applicant has filed an application for approval to rezone the Property from I-L Light Industry to R-M Medium Density Residential (the "Application");

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Superior Municipal Code (the "Code");

WHEREAS, Section 16-10-30(c)(3) of the Code requires a public hearing before the Planning Commission and recommendation by the Planning Commission to the Town Council regarding a rezone; and

WHEREAS, on May 6, 2025, the Planning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby finds that the Application meets all applicable requirements of the Code.

Section 2. The Planning Commission hereby recommends that the Town Council approves the rezone of the Property and all materials included in the Application in the form submitted by the Applicant subject to the following condition: Before final documents are signed and recorded, Applicant shall make minor technical and redline corrections to plans as identified by Town staff.

Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

1 "yes" votes

2 "no" votes

ADOPTED this 6th day of May, 2025.

David J. D. Harper
David Harper, Chair

ATTEST: 
Shannon Dujardin, Town Clerk

Dorothy Kupfner Family Trust property re-zoning narrative

The Kupfner Family Trust property has been zoned light industrial for years. After the Marshall fire, the homes and outbuildings were destroyed. The trust has decided to revise its application based on board and community comments. We request the re-zone to RL-Single family. The lots on the west addition of old town superior are mainly zoned for RM and the lots to the west and east are single family. Many surrounding properties are larger single family homes with ADU's.

The trust feels that the requested zoning is more inline with the neighborhood and town planning vs the current zoning that has the potential for various light industrial businesses. As currently zoned, no homes can be built, only uses for light industrial. At this point, the rezoning would be a positive impact to the adjacent properties as it will fit in better and have less traffic and aesthetically match the area.

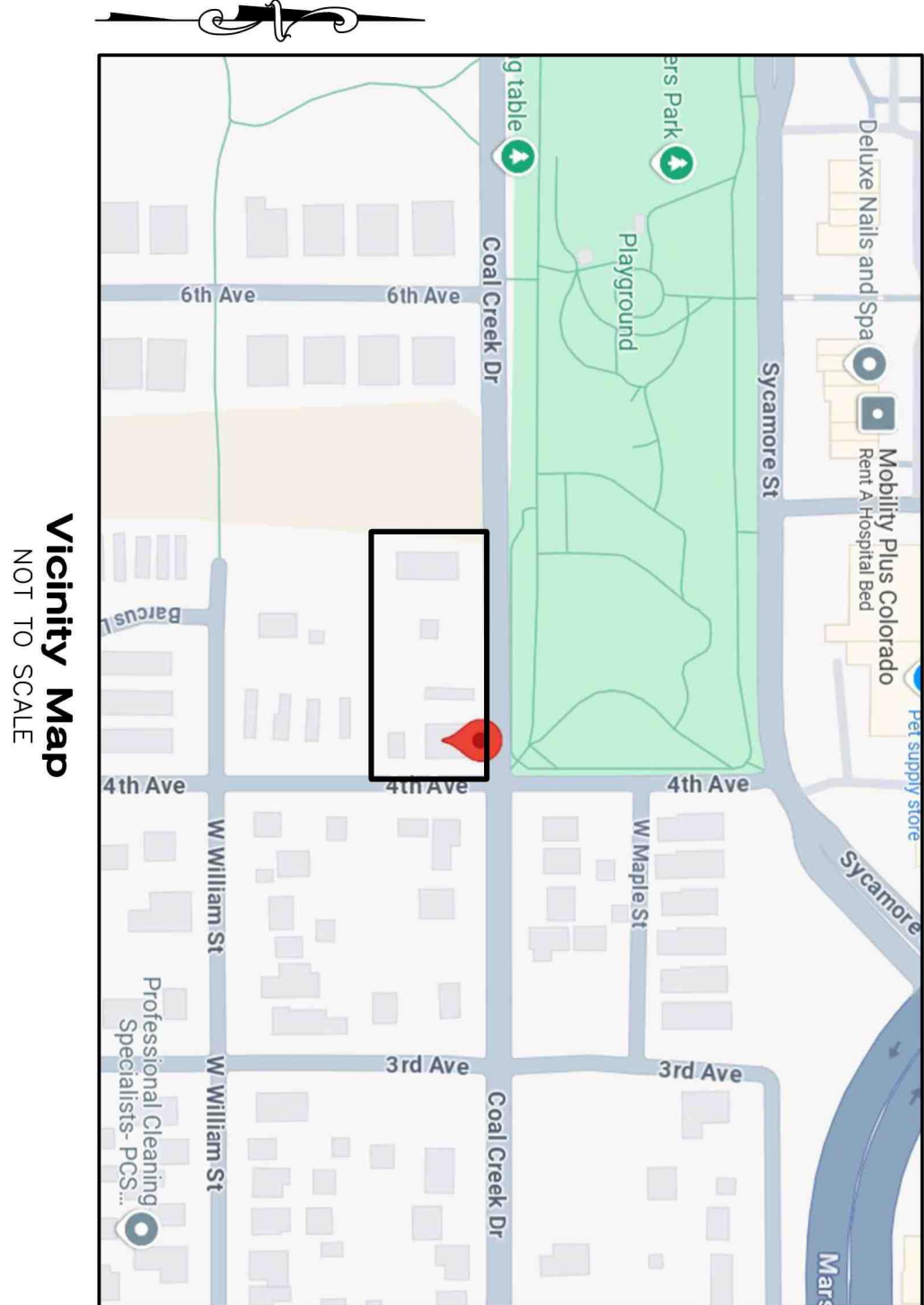
The trust has no plans for building and has the property for sale currently. Once lots sell if rezoned, the two items a crane from the 1920s and the old dozer will be removed. The trust is currently trying to figure out the best way to scrap or find movers to move them. With winter here, that most likely will occur in the summer months.

SUPERIOR WEST ADDITION BLOCK Q REZONE

Property Description
LOTS 1 THROUGH 6, BLOCK Q,
WEST ADDITION TO THE TOWN OF SUPERIOR,
COUNTY OF BOULDER,
STATE OF COLORADO.

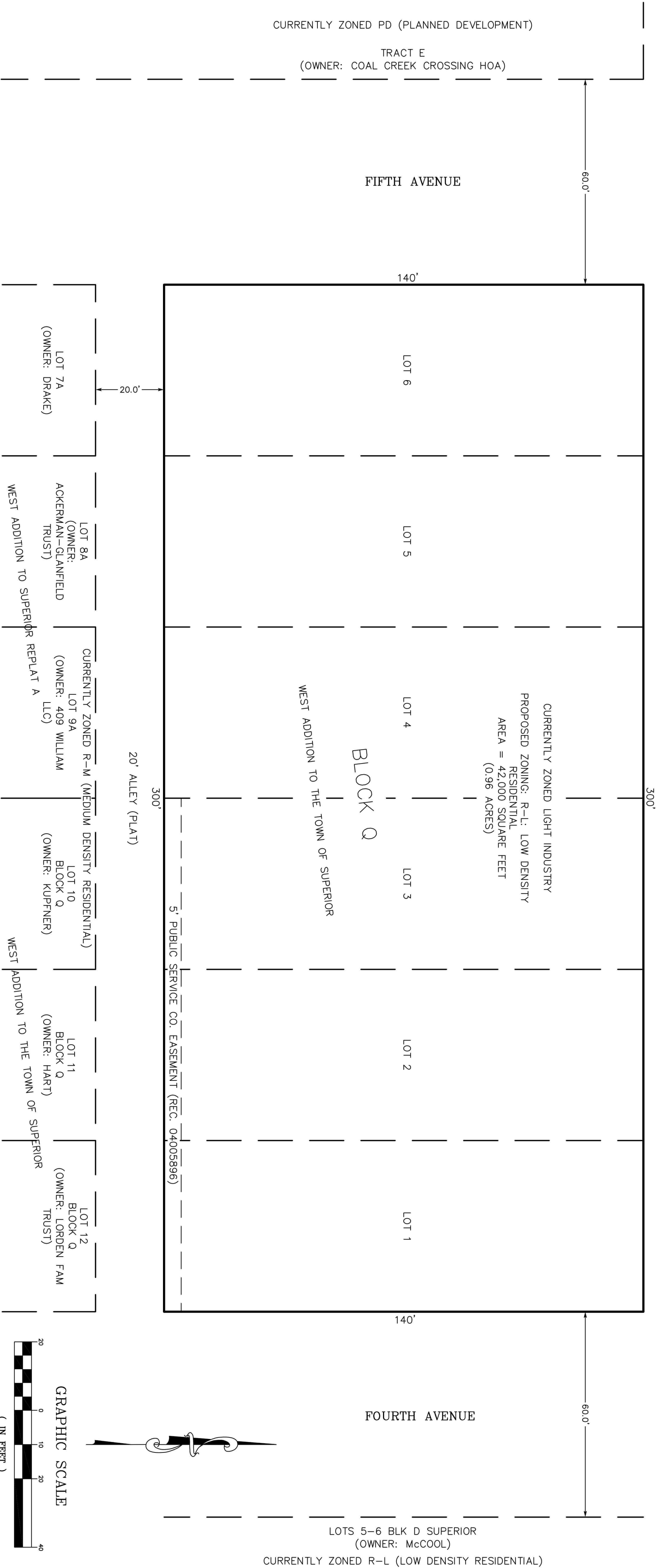
LOTS 1 THROUGH 6, BLOCK Q, WEST ADDITION TO THE TOWN OF SUPERIOR
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

- Notes**
1. THIS ZONING MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY PLATINORS, NOR DOES IT DETERMINE TITLE OR EASEMENTS OF RECORD. THIS ZONING AMENDMENT MAP DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS ZONING AMENDMENT MAP, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE DISCLOSE, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT, IN THIS ZONING AMENDMENT MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 3. THIS ZONING MAP IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
 4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
 5. AREA OF PARCEL 42,000 SQUARE FEET (0.96 ACRES MORE OR LESS) *CALCULATED FROM THE FIELD MEASUREMENTS AND DISTANCE MEASUREMENTS. THIS AREA IS SHOWN HEREON FOR REFERENCE ONLY. THE DISTANCE MEASUREMENTS MAY BE USED AS A SUPPLEMENTARY MEANS FOR RELATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A MORE OR LESS-FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.



CURRENTLY ZONED PD (PLANNED DEVELOPMENT)
(OWNER: TOWN OF SUPERIOR)

WEST COAL CREEK DRIVE (RIGHT OF WAY VARIES)



Certificate of Ownership

I CERTIFY THAT I ROCK KUPFNER TRUSTEE AND JUDY STEELE TRUSTEE, AM AN OWNER OF THE PROPERTY AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20____.

OWNERS _____ MORTGAGEES OR LEND HOLDERS _____

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 20____, BY _____

MY COMMISSION _____

EXPIRES: _____

NOTARY PUBLIC

(SEAL)

Planning Commission Certificate

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____
BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC
_____SERIES 20____.

Town Council

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO
WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS _____ DAY
OF _____ 20____

ATTEST:

TOWN CLERK

MAYOR

Town Clerk's Certificate

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY
 _____ (RESOLUTION/ ORDINANCE) NO. _____, SERIES 20____ ON THIS _____ DAY
 OF _____, 20____, AND WAS FILED IN MY OFFICE ON THE _____ DAY
 OF _____, 20____, AT _____ O'CLOCK _____ M.

TOWN CLERK

Surveyor's Certificate

1. JAMES Z. GOWAN, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRON, INC., TO THE TOWN OF SUPERIOR, THAT THE MAP OF THE ABOVE DESCRIBED PROPERTY IS BASED ON RECORD INFORMATION, THAT SAID MAP AND THE ATTACHED PRINT HEREON ARE ACCURATE TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, THAT SAID SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, C.R.S., AS AMENDED, AND THE TOWN SUPERIOR MUNICIPAL CODE.

JAMES Z. GOWAN COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRON, INC.

REVISION	DATE
1 - TOWN COMMENTS	-11-21-2024
2 - CHANGE PROPOSED ZONING	-5/29/25 SB
3 -	-
4 -	-
5 -	-
6 -	-
7 -	-
8 -	-
9 -	-

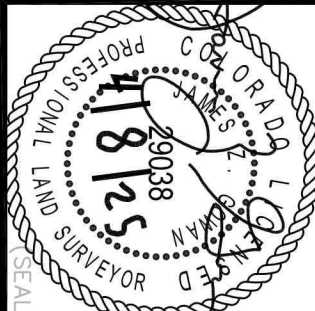
ZONING MAP

DOROTHY KUPFNER FAMILY TRUST

COPYRIGHT 2025 FLATIRON, INC.

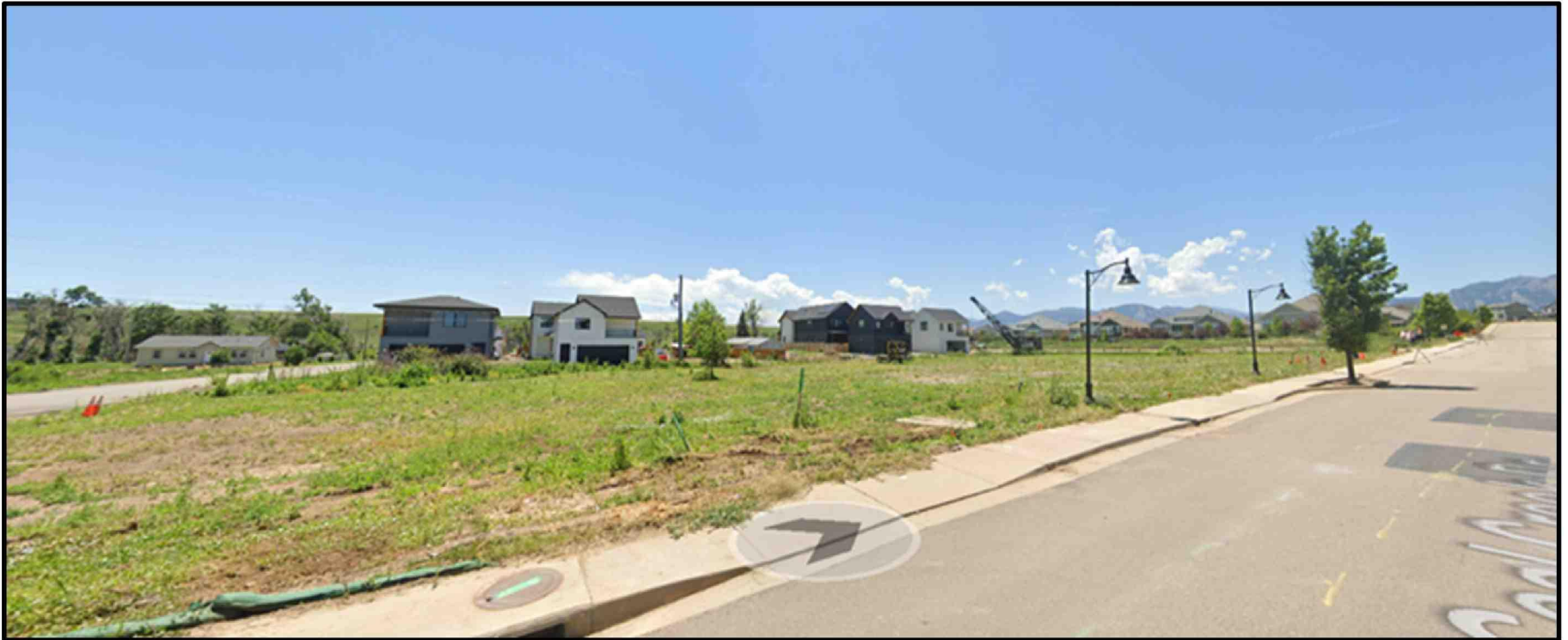
Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com

655 FOURTH AVE	3825 IRIS AVE, STE 395	4501 LOGAN ST.
LONGMONT, CO 80501	BOULDER, CO 80301	DENVER, CO 80216
PH: (303) 776-1733	PH: (303) 443-7001	PH: (303) 936-6997
FAX: (303) 776-4355	FAX: (303) 443-9830	FAX: (303) 923-3180



JOB NUMBER:	24-81947
DATE:	04-08-2025
DRAWN BY:	WRB
CHECKED BY:	SGB/TLW/JZC
SHEET 1	

Rezoning Lots 1-6, Block Q in Original Town



5.27.25

Town of Superior – Town Council

Rezoning Lots 1-6, Block Q in Original Town



5.27.25

Town of Superior – Town Council

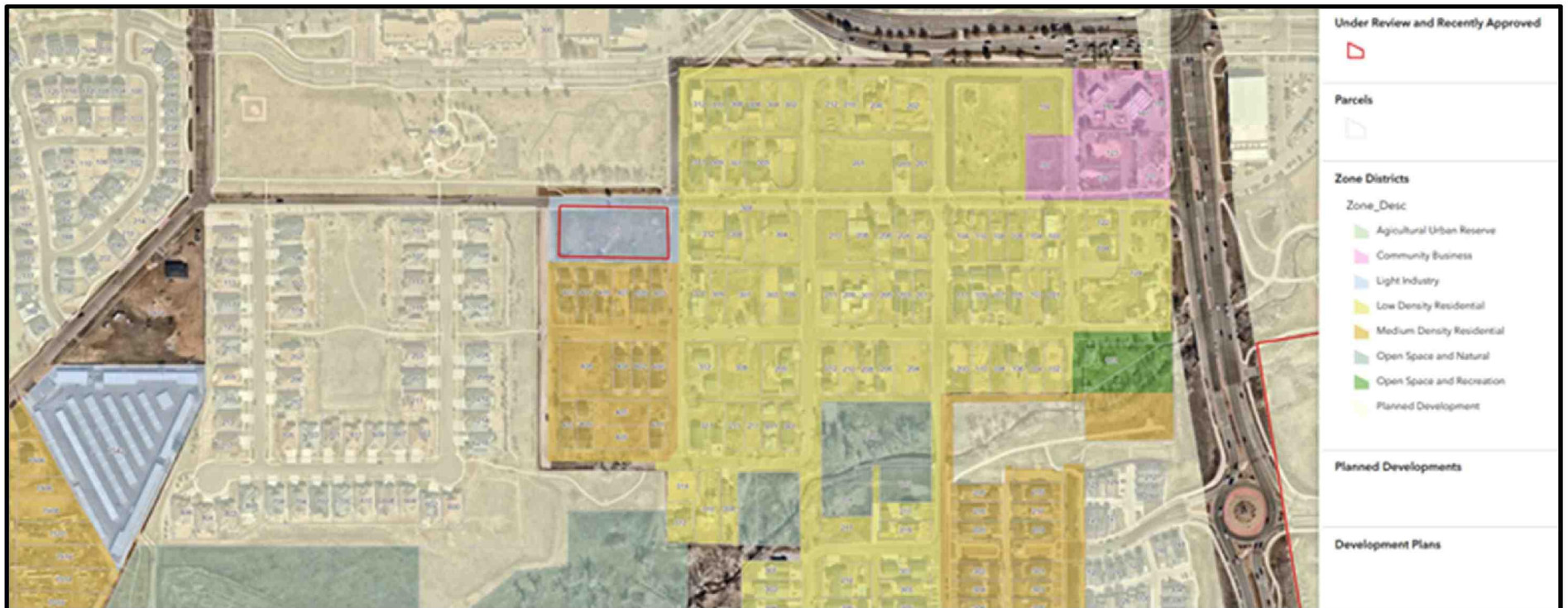
Rezoning Lots 1-6, Block Q in Original Town



5.27.25

Town of Superior – Town Council

Rezoning Lots 1-6, Block Q in Original Town



5.27.25

Town of Superior – Town Council

Rezoning Lots 1-6, Block Q in Original Town

Comparing Development Standards

	I-L	R-L	R-M	Coal Creek Crossing
Minimum Lot Area	10,000 sf	7,000 sf	6,000 sf	7,200 sf
Max Height	60' (3-stories)	32' (2-stories)	32' (2-stories)	32' (2-stories)
Max Lot Coverage	N/A	40%	40%	45%
Front Setback	20'	15' home 20' garage	15' home 20' garage	13' home 20' garage
Side Setback	10'	5' interior 8' street/alley	5' single-unit 10' multi-unit 8' street/alley	5' interior 10' street/alley
Rear Setback	10'	20' principal 8' accessory	20' principal 8' accessory	10'
Minimum Parking	1 space per 500' or .75 per employee	≤ 1 BR – 1.5 2 BR – 2 3 BR – 3 4 BR – 3.5	≤ 1 BR – 1.5 2 BR – 2 3 BR – 3 4 BR – 3.5	4-5 spaces

Rezoning Lots 1-6, Block Q in Original Town

Section 16-7-30 (b) defines the criteria for rezoning: “The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment.”

From the 2012 Comprehensive Plan

- Goal 4.1: Provide a Balanced Mix of Land Uses
- Policy 4.2.a: Varied Housing Options
- Goal 4.5 Maintain the Character of Original Town
- Policy 4.5a: Protect Existing Residential Uses
- Policy 4.5.e: Face Blocks

From the 2025 Housing Strategies

- Strategy 1.3: Promote the development of Missing Middle Housing.
- 1.3.1. Consider allowing moderate density increases in single-family zones to allow for duplexes and triplexes.

PLANNING COMMISSION:

May 6th, Planning Commission approved a Resolution recommending that Town Council approve the rezoning application.

STAFF RECOMMENDATION:

If the Town Council finds the application meets the applicable criteria for approval of a Rezone of Lots 1-6, Block Q in Original Town to R-M Medium Density Residential, staff has provided an Ordinance approving the Rezone.



ITEM NO. 8

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM: Consideration of an Ordinance Amending the Rock Creek Ranch Planned Development to remove town-owned property from the PD and rezone the property from PD, to OS-R, Open Space and Recreation (Town 15)

MEETING DATE: June 9th, 2025

PRESENTED BY: Matt Magley, Town Manager
Renae Stavros, Planning and Building Director
Alex Haeffling, Planner I

PRESENTED FOR: First Reading

Item: Amendment to Rezone Town 15, Tract A Rock Creek Ranch Filing 15 from PD-CAC to OS-R - Case No. RZN -2025-02

Applicant: Town of Superior

Representatives: Renae Stavros, Planning and Building Director

Existing Zoning: Rock Creek Ranch Planned Development with Community Activity Center Designation

Proposed Zoning: Open Space and Recreational District

Location: Tract A Rock Creek Ranch Filing 15 located NE of the intersection of McCaslin Blvd and Coalton Rd

Request: Consideration of an Ordinance Amending the Rock Creek Planned Development, Tract A Rock Creek Ranch Filing 15 (Town 15), from Planned Development with Community Activity Center Designation to Open Space and Recreational District

VICINITY MAP:



BACKGROUND:

Tract A Rock Creek Ranch Filing 15 is located NE of the intersection of McCaslin Boulevard and Coalton Road. The immediately adjacent land uses are residential, and Town and Boulder County open space.

The subject lot is currently zoned under the Rock Creek Ranch Planned Development with a Community Activity Center Designation intended to function as community service, social and cultural focal points and have been located at positions central to several residential neighborhoods. The design philosophy behind the creation of these centers is the need for community-wide gathering and service facilities which contain those conveniences and provisions for daily shopping needs not found at Neighborhood activity centers, but also not of a sufficient scale to be located within a more regional center complex. These uses may include banking, medical, dental, and service/professional offices, research and development facilities, restaurant and specialty shopping facilities as well as provision for post offices, municipal services (such as police, fire stations, and emergency response), recreational, social, and cultural activities such as churches and theaters which draw residential communities together and strengthen the social fabric. The placement of this array of land uses may occur in a vertical as well as horizontal mix to allow for residences to be located above commercial office or retail uses.

Zoning on immediately adjacent lots includes, Planned Development (PD) with Residential Designation to the North and South, Planned Development (PD) with Open Space Designation to the East and South, and Boulder County - Agricultural to the West (see Figure 1).

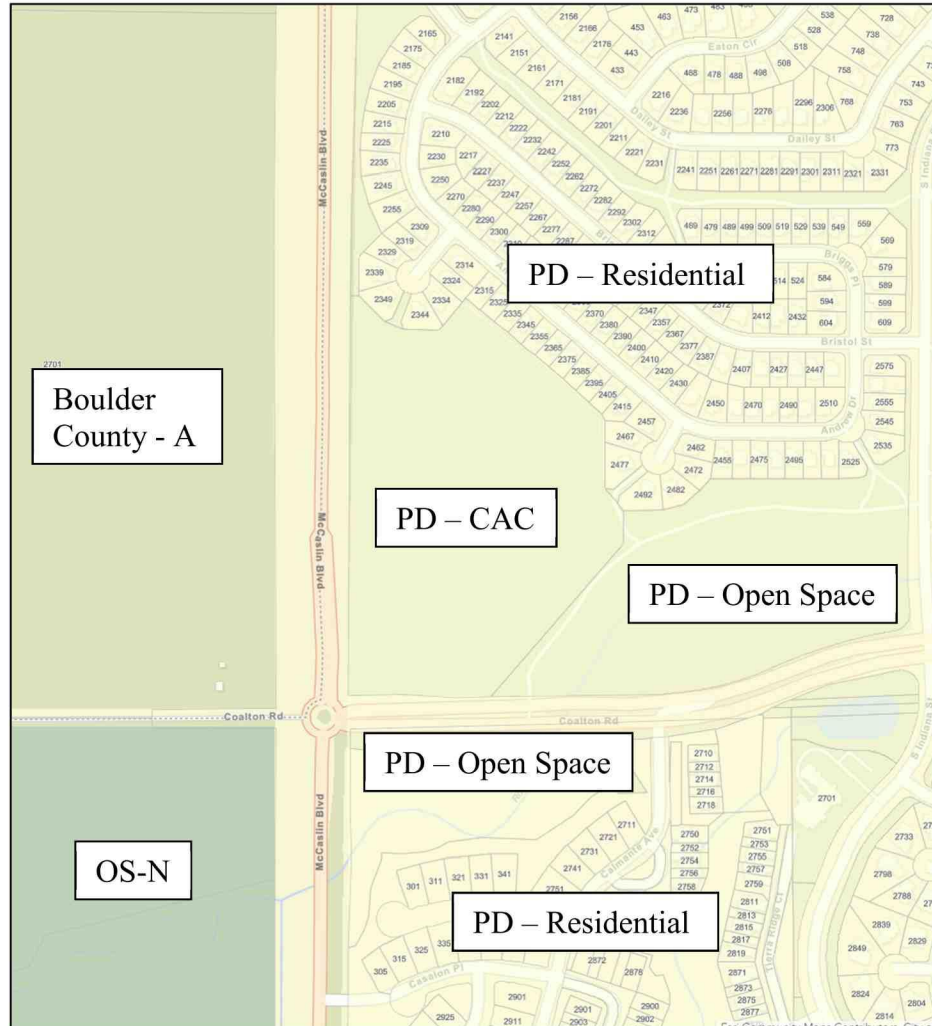


Figure 1: Zoning Map

The subject lot is roughly 15 acres as platted in Rock Creek Final Plat Site Plan No. 14 Rock Creek Ranch Filing 15 (Recorded September 1994). The property's original and current zoning is Planned Development with Community Activity Center Designation. The lot has always been vacant (see Figure 2) although there have been many proposals to develop the property over the last two and a half decades. In 1998 and 2003, two proposals envisioned a mixed-use development consisting of commercial/retail space and enough residential space to accommodate 55-58 units; however, these did not pass or were withdrawn by the developer based on economic analysis.

The Town of Superior purchased the lot in 2014. At the time of purchase, the Town had identified the property as a strategic acquisition for future use and development, which would be determined by the Town in the future. The purchase price was \$1,200,000. In August of

2018, the Town Council voted against a private developer's application for purchase of the Town owned 15-acre parcel of land named "Town 15", located on the northeast corner of McCaslin Blvd and Coalton Road. This purchase proposal of developing a high school and community center sparked both community and Board interest regarding future potential use of Town 15.

In the 2021 Parks, Recreation, Open Space and Trails (PROST) Master Plan, concept plans were developed for the Town 15 Site. Given that the Town still needed to determine the future use of this site, the concept plans were incorporated within Appendix D of the Master Plan. In 2024, at a Town Council meeting, Town staff included Town 15 as a potential site for affordable housing. As a result of that suggestion, OSAC put the Town 15 parcel on their April agenda for discussion. That discussion resulted in the committee deciding to update their position paper and also included the suggestion to vote on sending a recommendation to the Town Council that the Town 15 parcel be rezoned Open Space-Natural. It is the OSAC's recommendation that the parcel be rezoned Open Space-Natural.

In recent years, the lot has been used for overflow parking from Town events including Chili Fest at Community Park and Recycling programming. After the 2021 Marshall Fire, the lot was used as a FEMA relief site (see Figure 3).

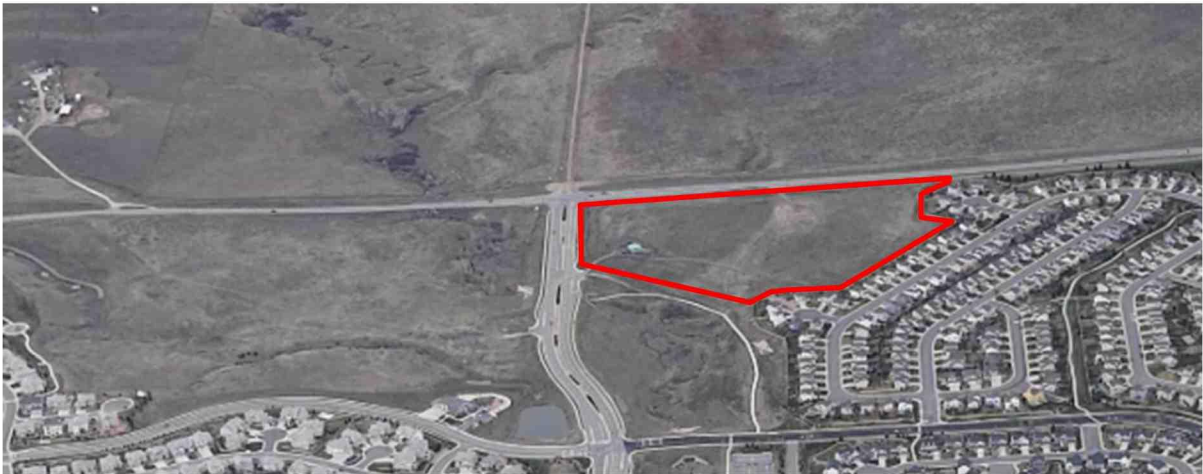


Figure 2: Image from 2004. Facing West. Oblique Imagery from Boulder County Assessor's Office Property Search



Figure 3: Image from 2022. Post-Marshall Fire. Facing North. Oblique Imagery from Boulder County Assessor's Office Property Search

APPLICATION SUMMARY:

This application proposes an amendment to rezone Town 15 (Tract A Rock Creek Ranch Filing 15) in Superior's Rock Creek Ranch Planned Development from Planned Development with Community Activity Center Designation to Open Space and Recreational District (OS-R). The Superior Municipal Code, Section 16-6-90 stipulates that the OS-R district is "intended to preserve the environment and natural character of the landscape within the district."

STAFF ANALYSIS:

Section 16-7-30 (b) defines the criteria for rezoning: "The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment."

Staff finds that the application satisfies the Municipal Code criteria insofar as the rezoning of the subject lots furthers several goals and policies found in the 2012 Comprehensive Plan and the 2021 PROS Master Plan.

2012 Comprehensive Plan – Future Land Use Map

POLICY 4.6.g: OPPORTUNITY AREA 7 (RICHMOND PROPERTY)

4.6.g(i): Preferred land uses

Preferred land use for this site is commercial and office. Potential community-oriented uses may also be appropriate.

4.6.g(ii): Relationship to Adjacent Uses

Incorporate the site design considerations identified on Figure 9 below, as appropriate, to ensure compatibility with adjacent residences and open space. Consider the scale and intensity of future development, the location and screening of parking, and potential traffic impacts of new development and access to minimize impacts.

Figure 9: Site Design Considerations for Opportunity Area 7 (Northeast corner of McCaslin and Coalton Rd.)



2021 PROS Master Plan:

In recent years, residents have expressed desire for various uses that include future rec center, park, library, and open space. As the town owns this parcel, this would be a location where these uses could be developed without purchasing additional property. Please note, the concepts provided a high-level test fit of what is possible for the site, not necessarily what should happen. If the Town chooses to develop Town 15 as a formal park, it is expected that the Town will conduct a community driven site-specific master plan process.

The following are the key themes that were derived from the public comment for the Town 15 site:

- Strong general support for keeping open space or as much open space as possible.
- Concern over the cost of developing the park
- If Town 15 is to be developed with amenities
 - Support developing the park without athletic field lighting
 - Keep athletic fields interior to park (not along McCaslin)
 - Multi-purpose field is favored over a diamond/baseball field
 - Incorporation of all-abilities playground is supported
 - Wildlife corridor



TOWN 15 SITE – CONCEPT PLAN 1

Existing Zoning: Planned Development with Community Activity Center Designation

Intent:

Community activity centers are intended to function as community service, social and cultural focal points and have been located at positions central to several residential neighborhoods. The design philosophy behind the creation of these centers is the need for community-wide gathering and service facilities which contain those conveniences and provisions for daily shopping needs not found at Neighborhood activity centers, but also not of a sufficient scale to be located within a more regional center complex.

These uses may include banking, medical, dental, and service/professional offices, research and development facilities, restaurant and specialty shopping facilities as well as provision for post offices, municipal services (such as police, fire stations, and emergency response), recreational, social, and cultural activities such as churches and theaters which draw residential communities together and strengthen the social fabric.

The placement of this array of land uses may occur in a vertical as well as horizontal mix to allow for residences to be located above commercial office or retail uses. 3.

Development Standards

- a. Maximum Building Ground Coverage: 40%
- b. Maximum Building Height:
Planning Areas 15, 16 – 60 feet
- c. Minimum Open Space: Section 9.3 Private/Common Open Space

Section 9.3B - Non-residential

1. Common open space for non-residential uses shall be a minimum of 20% of the total site, exclusive of areas designated as Community Open Space.
2. Common open space within non-residential areas shall be designed so as to provide suitable areas for walking, sitting and other outdoor passive recreational activities and shall be subject to review and approval by the Committee. Common open space shall be considered that portion of the site not developed as building pads, storage areas, driveways and parking areas. However, landscaped islands and buffers within parking areas may be used to satisfy a portion of this requirement, subject to conformance with the applicable Performance Criteria in Section 5.2H.

Proposed Zoning: Open Space and Recreational District (OS-R)

Intent:

The OS-R District is intended to preserve the environment and natural character of the landscape within the district.

Schedule of Uses for OS-R district

P – Permitted Uses:

Utilities/Cable Facilities (Underground), Parks, Restoration or Reclamation of Natural Habitat Greater Than ½ Acre, Signage, Flood Control Improvements, Unpaved Maintenance Roads

C – Permitted by Conditional Review:

Golf Courses with clubhouse, Veterinary Clinics/Hospitals, Public Recreation Facilities, Places of Worship, Campgrounds, Dog Parks, Picnic Shelters at trailheads, Picnic Shelters Not at trailheads, Restroom Facilities Not at trailheads, Kiosks – Information, Playgrounds, Trails – Unpaved, Trails – Paved, Trailheads without restroom facilities, Trailheads with restroom facilities, Parking – paved or unpaved, Fencing, Swimming Pools, Reservoirs, Athletic Fields, Basketball Courts, Tennis Courts, Markers and Lights necessary for public or private airports, Pedestrian Bridges, Maintenance

Equipment Sheds, Installation of Landscaping (not a part of restoration or reclamation), Public Roadways - paved or unpaved, Grading and Berms (not a part of restoration or reclamation)

S – Permitted by Special Review:

Communications Facilities, Telecommunications Facilities, Utilities and Cable Facilities – overhead (existing overhead facilities exempted)

X – Prohibited:

Single-Unit Dwellings, Mobile Homes, Farm – Ranching – Garden Accessory Buildings for storage and animal husbandry uses, Living Quarters for farm operational personnel, Livestock and Livestock Boarding, Cultivation – Storage – sale of crops – vegetables – plants – flowers and nursery stock, Oil and Gas Facilities, Major Facilities of a public utility, Temporary Uses, Barbed Wire Fences

Schedule of Requirements for OS-R district

Standard	OS-R
Minimum lot area (acres)	.25
Maximum building or structure height (feet)	25
Maximum number of stories	1
Minimum lot width (feet)	50
Maximum lot coverage	35%
Front yard setback	50 ft
Side yard setback	25 ft
Rear yard setback	30 ft
Creek setback from high water mark A (feet) (minimum)	30 t

Purchase Price and Assessed Value

Town of Superior purchased the Town 15 lot, formally referred to as ‘Richmond 15’, for \$1,200,000. Funds for the purchase were made from the General Fund Reserve.

- PRO - Provides the Town with ownership of a strategic piece of property, preserving maximum flexibility for the Town to use or develop in the future
- CON – Required the use of General Fund Reserves

Boulder County Assessor’s Office Property Search

	Actual Value	Assessed Value
Structure:	\$ 0	\$
Land:	\$ 29,876,900	\$ 8,066,763
Extra Features:	\$	\$
Total:	\$29,876,900	\$8,066,763

SCENARIO PLANNING:

Staff requested an economic development and fiscal summary analysis using residential, mixed-use and proposed (low) development scenarios. These scenarios are intended to assist in the decision-making process.

Residential Development Scenario – Single-Unit Dwelling Development (58 Single-Unit Dwellings)

Mixed-Use Development Scenario – Mixed-Use Development (Approx. 50-Unit Apartment Complex and 7,500 sq. ft of In-Line Retail, separate buildings)

Proposed (Low) Development Scenario – Open Space: where sometime in the much later future we may build a Rec Center or Library or remain as Open Space... but nothing immediate, so it remains vacant.

Economic Impact Scenario Summary

Scenario 1 – Single-Family Development

Single-family developments are a long-term driver for sustained population growth and local spending. Generally speaking, single-family homes are occupied by families looking to remain in the area long-term. The average household size for the Town of Superior is 2.85, signifying families which are more likely to stay in the area and spend their dollars within the Town year over year. The Boulder County Metropolitan Statistical Area (MSA) data shows household expenditures averaging \$123,013 per year. The majority of the spending is for housing, transportation, and taxes and retirement. The next two major spending categories are grocery and entertainment, with a total average spending of \$13,753 per year per household.

The Town 15 site could support a proposed 58 single-family homes. This is potentially 58 new families or 166 adults and children that would call Superior home and spend their dollars locally. This is a potential impact of \$7,134,754 in expenditures every year with \$797,674 of those dollars being spent on grocery and entertainment. These are specifically important in terms of providing tax revenue to the Town in support of infrastructure improvements, programming, and other municipal services through the sales and use taxes levied in the Town. It must be noted, however, that adding 15 acres of additional residential space will also increase the number of services the Town will need to provide to the area which will increase the overall costs to the Town over time, such as public infrastructure, snow removal, etc.

Scenario 2 – Mixed-Use Development

Mixed-use developments create a dynamic and insulated community with residential units generally located above commercial units. This can include retail, restaurant, office, and light industrial spaces. Having a diverse set of uses within the development provides financial stability to developers which overall increases the developer's ability to secure funding for the development. At completion, mixed-use developments create a pedestrian friendly community

space where residents and businesses support each other and become a gathering space that increases the overall Quality of Life and Quality of Space.

Generally, residential units in mixed-use developments are apartment units with one-to-two persons occupying the units. The environment created by a mixed-use development assists in creating longer term residential tenants, but generally there is more turnover than single-family homes. However, having the residential units lends developers to securing longer term leases for businesses occupying the commercial spaces due to the proximity of a reliable consumer base for those commercial businesses. This helps provide a longer-term reliable revenue source for municipalities through sales and use taxes and becomes a point of interest to bring consumers to the area. The increased number of residents will also benefit businesses outside of the mixed-use development.

The Town 15 parcel could support a proposed 50-unit apartment complex with approximately 7,500 square feet of retail space. This could potentially add 50-100 adults with limited children added to the Town of Superior who would spend their dollars locally. Assuming a total average spending of \$13,753 for grocery and entertainment expenses, this could be an additional \$687,650 of spending into the local economy that will benefit the Town through sales and use taxes. The 7,500 square feet of retail space could support 2-5 retail spaces depending on the square footage needed for the type of commercial space that could support local small businesses or add new and exciting franchise opportunities for larger chains. These businesses will also provide additional, but limited employment opportunities. It must be noted, however, that adding 15 acres of mixed-use space will also increase the number of services the Town will need to provide to the area which will increase the overall costs to the Town over time, such as infrastructure, snow removal, etc.

Scenario 3 – Open Space

Open space is a key factor in increasing the Quality of Life that is vital for sustained economic growth in a community and a region. By providing open space, municipalities are investing in the well-being and happiness of the local and regional workforce and consumer base. It creates an environment where people want to congregate and spend their time. Having additional open space within the Town of Superior's municipal limits keeps Superior citizens within the Town's boundaries as well as acts as a point of interest to bring outside populations into the Town to experience the area and bring their dollars to Superior businesses.

Open spaces also allow municipalities to develop with intent. By creating an open space, municipalities are utilizing real estate to benefit the Town while determining potential opportunities to develop the land to its' highest and best use. This highest and best use can be determined through public discourse, alignment with the Town's Comprehensive Plan goals, Town Council members input and decision making, and impact studies.

Fiscal Impact Scenario Summary

Scenario 1 – Single-Unit Residential Development

58 Single Family Residential

One-time revenues - \$3.5 Million

On-going revenues – \$55,000/year

Scenario 2 – Mixed-Use Development

50 apartment units and 7,500 sq. ft. retail

One-time revenues - \$1.1 Million

On-going revenues – \$65,000/year

Scenario 3 – Open Space

Open Space/Recreation – no revenues.

PLANNING COMMISSION RECOMMENDATION:

At the June 3, 2025, Planning Commission, a public hearing was held to consider an amendment to the Rock Creek Planned Development (PD) to rezone the property, commonly known as Town 15, from PD to Open Space and Recreational District (OS-R). Staff gave a presentation on the proposal. Following the presentation, commissioners asked several clarifying questions regarding viability of scenarios provided in the staff memo, concern over preservation of wildlife corridors, and varying questions on the economic impact of rezoning the property.

Following public comment, commissioners closed the public hearing and each discussed their opinions on the proposal at hand. Commissioners in support of the rezone application based their recommendation for approval on current and historic resident feedback related to the desire for this property to be used as open space. Commissioners who voted to not recommend approval of the rezone generally believed that the application should wait to be heard until after the Comprehensive Plan Update process has concluded.

The Planning Commission voted 2 yes's and 6 no's, indicating they did not support the proposed amendment to rezone.

STAFF RECOMMENDATION

If the Town Council finds the application meets the applicable criteria for approval, Amending the Rock Creek Planned Development, Tract A Rock Creek Ranch Filing 15 (Town 15), from Planned Development with Community Activity Center Designation to Open Space and Recreational District, staff has provided an Ordinance approving the Amendment.

ATTACHMENTS:

- Resolution
- Ordinance

- Rezoning Map

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-3
SERIES 2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF AN APPLICATION
AMENDING THE ROCK CREEK RANCH PLANNED DEVELOPMENT TO
REMOVE TOWN-OWNED PROPERTY AND REZONE THE PROPERTY FROM
PD, PLANNED DEVELOPMENT, TO OS-R, OPEN SPACE AND
RECREATION (TOWN 15), CASE NO. RZN-2025-02

WHEREAS, the Town owns certain properties located in the Town,
generally described as "Town 15" and more particularly described
in **Exhibit A** (the "Property");

WHEREAS, the Town has filed an application to amend the PD to
remove the Property from the PD and rezone the Property to OS-R,
Open Space and Recreation (the "Application");

WHEREAS, the specific requirements for rezoning are set forth
in Sections 16-7-10 through 16-7-40 of the Superior Municipal Code
(the "Code");

WHEREAS, Section 16-7-30(a) of the Code requires a public
hearing before the Planning Commission and recommendation by the
Planning Commission to the Town Council; and

WHEREAS, on June 3, 2025, the Planning Commission held a
properly-noticed public hearing on the Application.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE TOWN OF SUPERIOR, COLORADO, as follows:**

Section 1. The Planning Commission hereby finds that the
Application meets all applicable requirements of the Code, and
recommends that the Town Council approve the Application.

Section 3. This Resolution is hereby adopted by a
majority of those Planning Commissioners present to hear the matter
according to the following numbers of votes:

2 "yes" votes

6 "no" votes

ADOPTED this 3rd Day of June, 2025.

David J. D. Harper
David Harper, Chair (man)

ATTEST:

Shannon Dujardin

Shannon Dujardin, Town Clerk



TOWN OF SUPERIOR
ORDINANCE NO. O-
SERIES 2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR AMENDING THE ROCK CREEK RANCH PLANNED DEVELOPMENT TO REMOVE TOWN-OWNED PROPERTY FROM THE ROCK CREEK RANCH PLANNED DEVELOPMENT AND REZONE THE PROPERTY FROM PD, PLANNED DEVELOPMENT, TO OS-R, OPEN SPACE AND RECREATION (TOWN 15)

WHEREAS, the Town (the "Applicant") owns property located in the Town that is generally described as the "Town 15" and more particularly described in **Exhibit A** (the "Property");

WHEREAS, the Property is currently within the Rock Creek Ranch Planned Development (the "PD");

WHEREAS, on _____, Applicant filed an application to amend the PD to remove the Property from the PD and rezone the Property to OS-R, Open Space and Recreation (the "Application");

WHEREAS, Section 16-7-30(a) of the Code requires a public hearing regarding a rezoning before the Planning Commission and recommendation by the Planning Commission to the Town Council;

WHEREAS, on _____, 2025, the Planning Commission held a properly-noticed public hearing on the Application and recommended approval;

WHEREAS, Section 16-7-30(a) of the Code also requires a public hearing by the Town Council prior to approval of a rezoning;

WHEREAS, on _____, 2025, the Town Council held a properly-noticed public hearing on the Application; and

WHEREAS, the Town Council, upon reviewing the recommendation of the Planning Commission, hearing the statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO:

Section 1. Findings. The Town Council hereby finds and determines that the Application satisfies the criteria for rezoning set forth in Section 16-7-30 of the Code and is consistent

with the Comprehensive Plan and all provisions of Chapter 16 of the Code.

Section 2. Decision. Based on the foregoing findings, the Town Council hereby approves the Application, subject to the following condition: Applicant shall make all technical corrections to the Application directed by Town staff.

Section 3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 4. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 5. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

**INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this ____ day
of _____, 2025.**

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

EXHIBIT A
Legal Description

Exhibit 1 - Rezone Map

PD - Residential

Boulder Co - A

(Proposed) Open Space

PD - Open Space

PD - Open Space

Open Space - N

PD - Residential

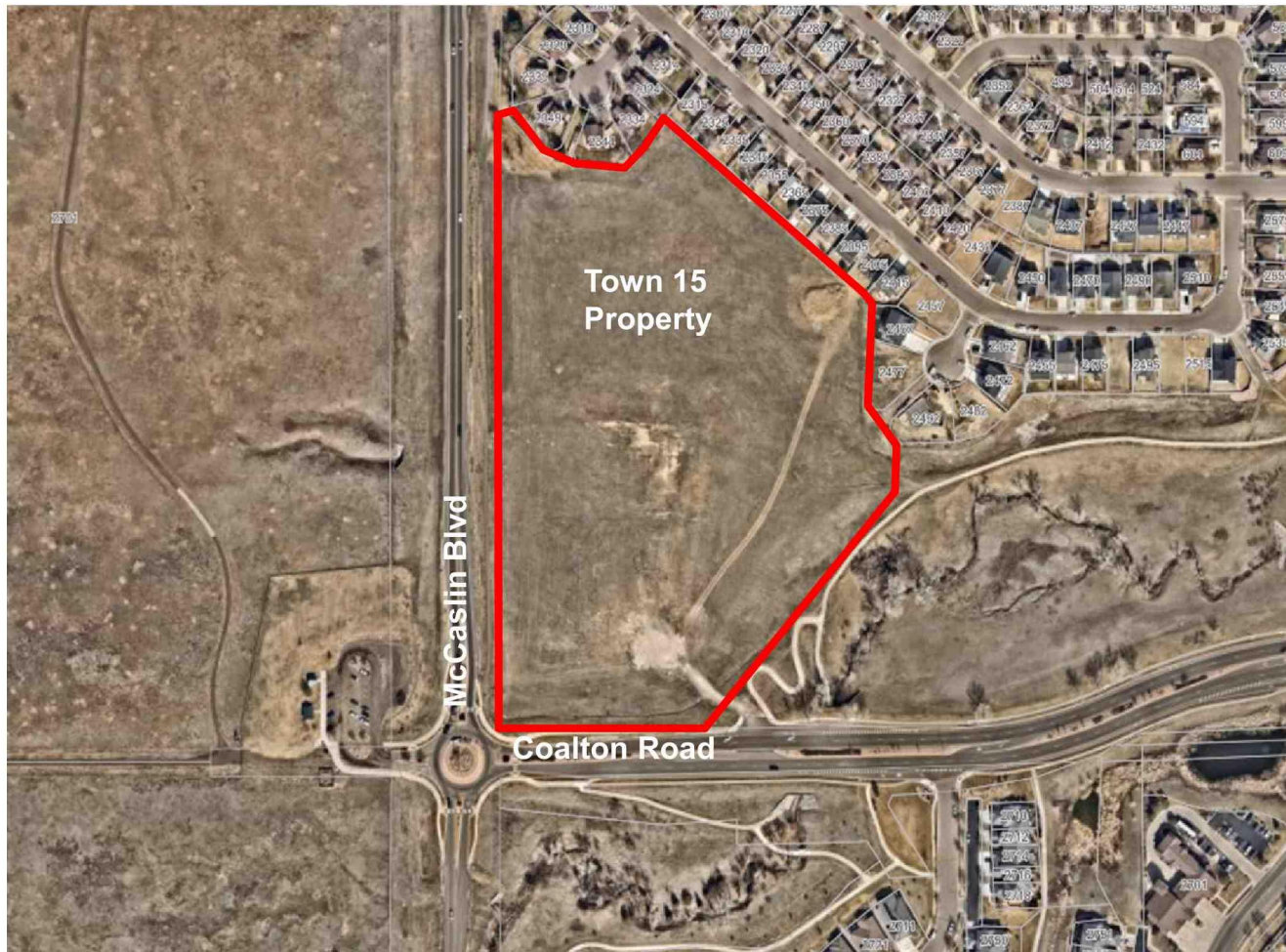
Agenda Item #8 – Rezoning Town 15



6.9.25

Town of Superior – Town Council

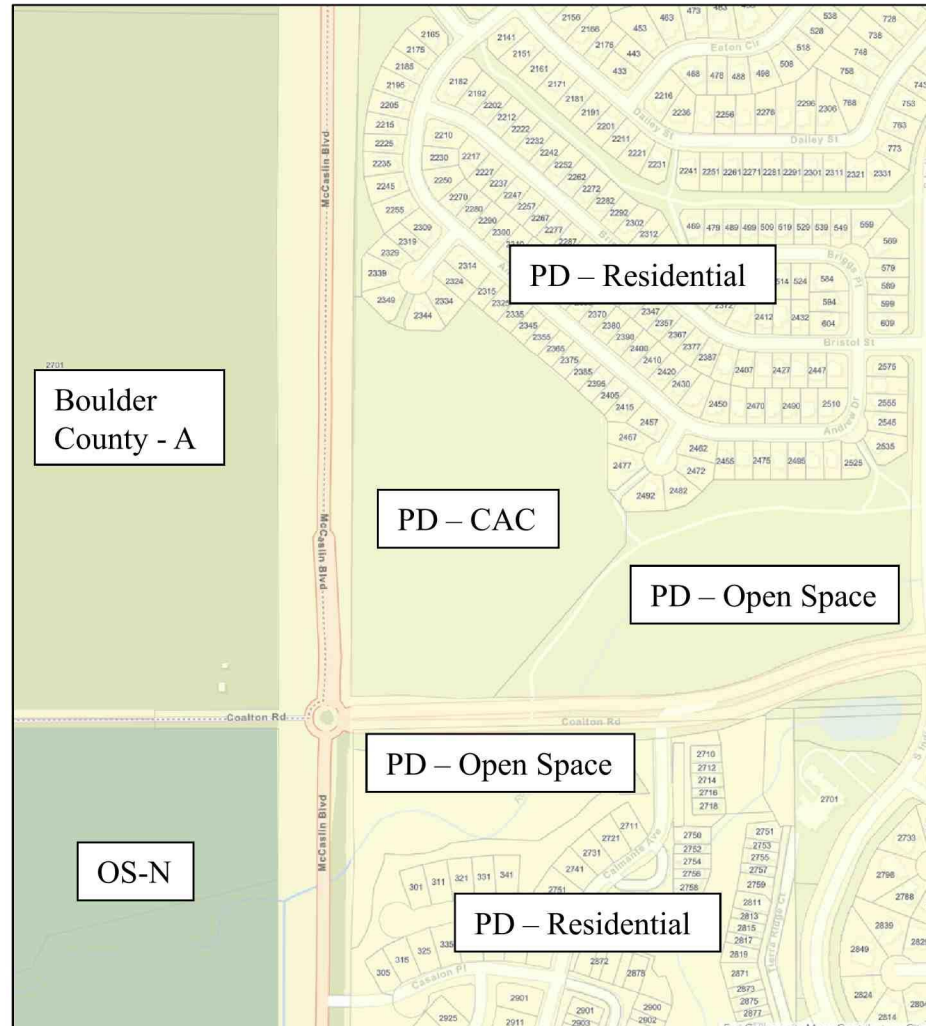
Agenda Item #8 – Rezoning Town 15



6.9.25

Town of Superior – Town Council

Agenda Item #8 – Rezoning Town 15



6.9.25

Town of Superior – Town Council

Comparing Development Standards

Existing Zoning: Planned Development with Community Activity Center Designation

Uses:

banking, medical, dental, and service/professional offices, research and development facilities, restaurant and specialty shopping facilities as well as provision for post offices, municipal services (such as police, fire stations, and emergency response), recreational, social, and cultural activities such as churches and theaters which draw residential communities together and strengthen the social fabric.

Development Standards:

- a. Maximum Building Coverage: 40%
- b. Maximum Building Height: 60 feet
- c. Minimum Open Space: 20%

Agenda Item #8 – Rezoning Town 15

Comparing Development Standards

Proposed Zoning: Open Space and Recreational District (OS-R)

Permitted Uses:

Utilities/Cable Facilities
(Underground), Parks, Restoration
or Reclamation of Natural Habitat
Greater Than 1/2 Acre, Signage,
Flood Control Improvements,
Unpaved Maintenance Roads

Standard	OS-R
Minimum lot area (acres)	.25
Maximum building or structure height (feet)	25
Maximum number of stories	1
Minimum lot width (feet)	50
Maximum lot coverage	35%
Front yard setback	50 ft
Side yard setback	25 ft
Rear yard setback	30 ft
Creek setback from high water mark A (feet) (minimum)	30. †

Conditional Review:

Golf Courses with clubhouse, Veterinary Clinics/Hospitals, Public Recreation Facilities,
Places of Worship, Campgrounds, Dog Parks, Picnic Shelters, Playgrounds, Trails,
Swimming Pools, Reservoirs, Athletic Fields, Basketball Courts, Tennis Courts, Pedestrian
Bridges, Maintenance Equipment Sheds, Public Roadways

Agenda Item #8 – Rezoning Town 15

Section 16-7-30 (b) defines the criteria for rezoning: “The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment.”

From the 2012 Comprehensive Plan

POLICY 4.6.g: OPPORTUNITY AREA 7 (RICHMOND PROPERTY)

4.6.g(i): Preferred land uses

4.6.g(ii): Relationship to Adjacent Uses



Agenda Item #8 – Rezoning Town 15

Section 16-7-30 (b) defines the criteria for rezoning: “The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment.”

From the 2021 PROS Master Plan

If Town 15 is to be developed with amenities

- Support developing the park without athletic field lighting
- Keep athletic fields interior to park (not along McCaslin)
- Multi-purpose field is favored over a diamond/baseball field
- Incorporation of all-abilities playground is supported
- Wildlife corridor



Agenda Item #8 – Rezoning Town 15

Purchase Price and Assessed Value

Town of Superior purchased the Town 15 lot, formally referred to as 'Richmond 15', for \$1,200,000. Funds for the purchase were made from the General Fund Reserve.

- PRO - Provides the Town with ownership of a strategic piece of property, preserving maximum flexibility for the Town to use or develop in the future
- CON – Required the use of General Fund Reserves

According to the Boulder County Assessor's
Office Property Search

	Actual Value	Assessed Value
Structure:	\$ 0	\$
Land:	\$ 29,876,900	\$ 8,066,763
Extra Features:	\$	\$
Total:	\$29,876,900	\$8,066,763

Agenda Item #8 – Rezoning Town 15

Scenario Planning:

Staff requested an economic development and fiscal summary analysis using residential, mixed-use and proposed (low) development scenarios. These scenarios are intended to assist in the decision-making process.

Residential Development Scenario – Single-Unit Dwelling Development (58 Single-Unit Dwellings)

Mixed-Use Development Scenario – Mixed-Use Development (Approx. 50-Unit Apartment Complex and 7,500 sq. ft of In-Line Retail, separate buildings)

Proposed (Low) Development Scenario – Open Space: where sometime in the much later future we may build a Rec Center or Library or remain as Open Space... but nothing immediate, so it remains vacant.

FISCAL IMPACT SCENARIO SUMMARY

Scenario 1 – Single-Unit Residential Development

58 Single Family Residential

One-time revenues - \$3.5 Million

On-going revenues – \$55,000/year

Scenario 2 – Mixed-Use Development

50 apartment units and 7,500 sq. ft. retail

One-time revenues - \$1.1 Million

On-going revenues – \$65,000/year

Scenario 3 – Open Space

Open Space/Recreation – no revenues.

ECONOMIC IMPACT SCENARIO SUMMARY

Scenario 1 – Single-Unit Residential

- 58 new families or 166 adults and children
- \$7,134,754 in expenditures
 - \$797,674 groceries and entertainment

Scenario 2 – Mixed-Use Development

- 50 Unit Apartment:
 - \$13,753 for grocery and entertainment
- 2-5 retail spaces
 - support local small businesses or add new and exciting franchise opportunities for larger chains.

Scenario 3 – Open Space

- Increases Quality of Life that is vital for sustained economic growth in a community and a region.

STAFF RECOMMENDATION

If the Town Council finds the application meets the applicable criteria for approval, Amending the Rock Creek Planned Development, to remove Tract A Rock Creek Ranch Filing 15 (Town 15), from Planned Development with Community Activity Center Designation and rezone the property to Open Space and Recreational District, staff has provided an Ordinance approving the Amendment

QUESTIONS?

6.9.25

Town of Superior – Town Council