

TOWN OF SUPERIOR  
ORDINANCE NO. O-6  
SERIES 2023

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF  
SUPERIOR APPROVING AN AMENDMENT TO THE PLANNED UNIT  
DEVELOPMENT FOR SAGAMORE TO MODIFY REGULATIONS FOR  
FENCING REQUIREMENTS, CASE NO. PDA-2023-0002

**WHEREAS**, Sagamore is a single-family residential neighborhood in the area more particularly described in **Exhibit A** (the "Property"), which neighborhood is subject to the Sagamore Planned Unit Development (the "PUD");

**WHEREAS**, the PUD was approved in 1997 and was amended on April 14, 2022, following the significant damage to Sagamore due the 2021 Marshall Fire to allow for additional flexibility to account for various construction trends as Sagamore residents rebuild their homes as expeditiously as possible;

**WHEREAS**, the PUD was amended on July 24, 2022 (the "Second Amendment"), to modify landscape and building designs to reduce the risk of wildfires including without limitation regulations concerning fencing requirements;

**WHEREAS**, the Town proposes to modify the PUD to require regulations specifically designed to address ambiguity in the Second Amendment concerning fencing requirements by modifying requirements related to fencing (materials, typologies, and dimensional requirements);

**WHEREAS**, Section 16-10-30(c)(3) of the Superior Municipal Code (the "Code") requires a public hearing before the Planning Commission and recommendation by the Planning Commission to the Board of Trustees regarding an amendment to a PD;

**WHEREAS**, on May 2, 2023, the Planning Commission held a properly-noticed public hearing on the proposed amendments to the PUD;

**WHEREAS**, during the public hearing, the Planning Commission recommended the Application be modified to permit different types of fence materials and fence typology; and

**WHEREAS**, the Applicant agreed to amend the Application to provide for those modifications;

**WHEREAS**, Section 16-10-30 of the Code requires a public hearing and decision by the Board of Trustees on the Application; and

**WHEREAS**, the Board of Trustees, 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 BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:**

**Section 1.** The Board of Trustees hereby finds and determines that the PUD amendments meet all applicable criteria in the Superior Municipal Code and hereby incorporates the above recitals as contained herein.

**Section 2.** The Board of Trustees approves the following additions and amendments to the Landscape Notes and Details and Notes on the PUD for Sagamore:

*Fencing: Sagamore residents may elect to either install or not install a fence of their respective properties. For those who elect to install a fence, the fence must be non-combustible material. The previously prescribed fence typologies have been eliminated. Fence types will largely be at the property owner's discretion; however, both municipal and building code requirements for fencing shall apply.*

~~Fence to be stained with weather proof stain.~~

**NOTES**

~~19. — Fencing.~~

~~No fencing shall be required. All fencing shall be constructed using non-combustible materials.~~

**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 Board of Trustees 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 8<sup>th</sup> day of May, 2023.



\_\_\_\_\_  
Mark Lacis, Mayor

**ATTEST:**

  
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Lydia Yecke, Town Clerk

**Exhibit A**  
**Legal Description**

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER CORNER OF SAID SECTION 24;

THENCE SOUTH 00°11'17" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 1227.16 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BOULDER COUNTY ROAD 25.

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE SOUTH 44°17'27" WEST A DISTANCE OF 685.36 FEET;
2. THENCE SOUTH 43°37'04" WEST A DISTANCE OF 153.79 FEET TO THE SOUTHWEST CORNER OF THAT COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY PARCEL AS DESCRIBED IN THE BOULDER COUNTY CLERK AND RECORDERS OFFICE IN BOOK 223, PAGE 171;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 03°05'28" EAST A DISTANCE OF 245.42 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°15'10". A RADIUS OF 1535.86 FEET AND AN ARC LENGTH OF 650.12 FEET;
3. THENCE NORTH 21°09'42" WEST A DISTANCE OF 1048.05 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24;

THENCE SOUTH 88°19'29" EAST ALONG SAID NORTH LINE OF SECTION 24 A DISTANCE OF 1047.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.87 ACRES, MORE OR LESS.