



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION AGENDA **REVISED**

November 15, 2017  
1:30 P.M.

Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

### PUBLIC HEARING

#### AFTERNOON SESSION – 1:30 P.M.

- 1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**  
Approval of the *October 18, 2017* Planning Commission Minutes.
- 2. STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**  
Informational Item - Public Testimony Will Not Be Taken
- 3. Docket SU-17-0005: Seventh Day Baptist Church Telecommunication Facility**  
Request: ~~Special Use Review to recognize an existing wireless communication facility use which exceeds the height limitation of thirty five feet in the Forestry zone district.~~  
Location: ~~At 192 Mine Lane, on Parcel 146104000004 totaling 68.16 acres, approximately 1,000 feet south of the intersection of Mine Road and Deer Trail Road, in Section 4, Township 1N, Range 71W.~~  
Zoning: ~~Forestry (F) Zoning District~~  
Applicant: ~~American Tower LLC~~  
Property Owner: ~~Seventh Day Baptist Church of Denver & Boulder~~  
Agent: ~~Liz Walker, Wireless Policy Group~~  
~~Action Requested: Recommendation to the BOCC.~~  
~~Public Testimony Will Be Taken.~~  
***Tabled at the request of the applicant to the December 20, 2017 Planning Commission.***  
~~(Staff Planner: Michelle McNamara)~~  
Docket Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-17-0005>
- 4. Docket DC-17-0002: Amendments to the Boulder County Land Use Code**  
Staff proposes replacing the Article 4-513 Transportation use for Park and Ride Facility with a Multimodal Parking Facility use. This update also proposes moving parking requirements for primary uses from Article 4-500 to an accessory Parking use in Article 4-516. Please note: the new Parking accessory use does not change the number of parking spaces required under individual uses.  
*Action Requested: Recommendation to the BOCC.*  
Public Testimony Will Be Taken.  
(Staff Planner: Amy Oeth)  
Docket Webpage: [www.bit.ly/dc170002](http://www.bit.ly/dc170002)

**5. Docket BVCP-15-0001: Request for the Planning Area Expansion of Area III Outer Boundary and Minor Service Area Adjustment for Spring Valley Estates Neighborhood (Area III to Area II)**

As part of the Boulder Valley Comprehensive Plan (BVCP) 2015 Major Update the Commissioners will hold a public hearing on a request to bring the Spring Valley Estates subdivision into Area II of the BVCP Planning Area. The neighborhood is currently outside of the BVCP Planning Area. The change will require two steps: 1) Expansion of Planning Area III outer boundary, and 2) a Minor Service Area Adjustment (Area III to Area II). This request was initiated by the city in response to previous amendments made to the city's blue line, as well as health and safety concerns. The hearing will provide an opportunity for members of the public to comment on the requested Planning Area map change.

*Action Requested: Decision*

Public Testimony Will Be Taken.

(Staff Planners: Steven Giang and Nicole Wobus)

Docket Webpage: [www.bit.ly/BVCP-springvalley](http://www.bit.ly/BVCP-springvalley)

**6. Planning Commission Bylaws Review**

Discussion with Planning Commission on potential amendments to their bylaws.

Discussion Item – Public Testimony Will Not Be Taken.

(Staff Planner: Kim Sanchez, Chief Planner)

**ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu) or at our office located at 2045 13th Street, Boulder, Colorado, 303-441- 3930. Staff recommendation packets will be posted to the project pages approximately one week prior to the hearing.