1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**
   Approval of the *December 20, 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-17-0008: NORTHSTAR TRANSITIONS Group Care Home**
   Request: Special Review for a Group Care Facility on a 42-acre property at 1236 Ridge Road.
   Location: At 1236 Ridge Road, located east of the Bar-K Ranch Subdivision, accessed by a private drive off of Ridge Road in Section 26, Township 2N, Range 72W.
   Zoning: Forestry
   Applicant/Property Owner: Michael Ferrell c/o 1236 Ridge Road LLC
   Action Requested: Recommendation to the BOCC.
   Public testimony will be taken.
   (Staff Planner: Robert Haigh)

4. **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
   Property Owner: Seventh Day Baptist Church of Denver & Boulder
   Applicant: Liz Walker, Wireless Policy Group
   Action Requested: Recommendation to the BOCC.
   Public testimony will be taken.
   (Staff Planner: Summer Frederick)
ADJOURNED

PLANNING COMMISSION ANNUAL DINNER – IMMEDIATELY FOLLOWING

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at 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.
1. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**
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   Action Requested: Recommendation to the BOCC.
   Public testimony will be taken.
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   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
   Property Owner: Seventh Day Baptist Church of Denver & Boulder
   Applicant: Liz Walker, Wireless Policy Group
   Public testimony will be taken.
   (Staff Planner: Summer Frederick)
   The applicant has withdrawn the application.
ADJOINED

PLANNING COMMISSION ANNUAL DINNER – IMMEDIATELY FOLLOWING

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at 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.
PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: February 21, 2018
TIME: 1:30 P.M.
PLACE: Commissioners Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl Street

Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

AFTERNOON SESSION – 1:30 P.M.

**Docket SU-17-0008: NORTHSTAR TRANSITIONS Group Care Home**
Special Review for a Group Care Facility on a 42-acre property at 1236 Ridge Road, submitted by Michael Ferrell c/o 1236 Ridge Road LLC. The proposed project is in the Forestry (F) Zoning District, located at 1236 Ridge Road, east of the Bar-K Ranch Subdivision, accessed by a private drive off of Ridge Road in Section 26, Township 2N, Range 72W.

**Docket SU-17-0005: Seventh Day Baptist Church Telecommunication Facility**
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, submitted by Seventh Day Baptist Church of Denver & Boulder and Liz Walker, Wireless Policy Group. The proposed project is in the Forestry (F) Zoning District, 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.

ADJOURNED

PLANNING COMMISSION ANNUAL DINNER - IMMEDIATELY FOLLOWING

Detailed information regarding these items is available for public examination at 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, corner of 13th and Spruce Street, in Boulder or by calling (303) 441-3930. Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

Published: February 7, 2018-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2018\pc-hearing-notice-20180221.DOC
Notice is hereby given that the following public hearings will be held by the Boulder County Planning Commission at the time and place specified above. All persons interested in the following items are requested to attend such hearing and aid the Commission members in their consideration.

AFTERNOON SESSION – 1:30 P.M.

**Becket SU-17-9060: NORTHSTAR TRANSITIONS Group Care Home**
Special Review for a Group Care Facility on a 45-acre property at 1226 Ridge Road, located at 3520 Table Mesa Road, Boulder County, north of Table Mesa Ridge Golf Course, east of the Flatiron Ridge Subdivision, accessed by a private drive off of Ridge Road in Section 26, Township 3N, Range 72W.

**Becket SU-17-9065c: Seventh Day Baptist Church Telecommunications Facility**
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, subdivided by Seventh Day Baptist Church of Denver & Boulder and Liz Walker, Wireless Policy Group. The proposed project is to be the Forestry (F) Zoning District, at 192 Mine Lane, in Parcel 14606400204, totaling .04 acres, approximately 1,000 feet south of the intersection of Mine Road and Deer Trail Road, in Section 4, Township 3N, Range 71W.

ADJOURNED

PLANNING COMMISION ANNUAL DINNER – IMMEDIATELY FOLLOWING

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at www.bouldercounty.org/lu or at our office located at 2045-13th Street, corner of 13th and Spruce Street, in Boulder or by calling (303) 441-3000. Free Parking in the City of Boulder. Call 911 for Planning Commission hearing participants. See staff at Hearing for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Vazquez, ADA Coordinator, for the Boulder County Human Resources Office at (303) 441-3025 at least 48 hours before the scheduled hearing.

Published: Longmont Times-Call February 7, 2018 - 1422281

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**Prairie Mountain Media, LLC**

**PUBLISHER’S AFFIDAVIT**

County of Boulder
State of Colorado

The undersigned, Terry Love, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the Longmont Times Call.

2. The Longmont Times Call is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.

3. The notice that is attached hereto is a true copy, published in the Longmont Times Call in Boulder County on the following date(s):

Feb 7, 2018

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**SHAYLA NAJERA**

**NOTARY PUBLIC**

**STATE OF COLORADO**

**NOTARY ID 20174031965**

MY COMMISSION EXPIRES JULY 31, 2021

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Account: 1050753
Ad Number: 1422281
Fee: $46.40
BOULDER COUNTY PLANNING COMMISSION

MINUTES
February 21, 2018

AFTERNOON SESSION – 1:30 PM

Hearing Room, Third Floor,
County Courthouse, Boulder
(Approved March 21, 2018)

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, February 21, 2018, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:34 p.m. and adjourning at approximately 4:38 p.m.

Commissioners Present: Doug Young, Lieschen Gargano (Second Vice-Chair), Mark Bloomfield, Sam Fitch, Gavin McMillan, and Sean Stewart.

Commissioners Excused: Natalie Feinberg Lopez (Chair), Dan Hilton (Vice-Chair), and Ann Goldfarb

Boulder County Staff Present: Summer Frederick, Robert Haigh, Dale Case, Kim Sanchez, Ron West (Parks & Open Space), Kyle McCatty, Kathy Parker (Assistant County Attorney), Ron Flax, Anna Milner, Rick Hackett.

Others: 75-100

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the Minutes from the December 20, 2017 Planning Commission Hearing as written.

SECOND: Sean Stewart

VOTE: Motion PASSED {6 to 0}

STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS

Kathy Parker, Assistant County Attorney, introduced Elizabeth Cross, Assistant County Attorney.
Kim Sanchez, Chief Planner, provided an update on four oil and gas efforts that Boulder County has been involved with lately: 1) the Crestone Peak Resources Comprehensive Drilling Plan (CDP) and its revised timeline, 2) on the two drilling and spacing unit applications that have been submitted to the COGCC by 8 North LLC, which Boulder County is contesting to the COGCC at a hearing currently scheduled for April 30-May 1, 2018, 3) the outcome of the COGCC Flowline Rulemaking (in response to the Firestone tragedy), in which Boulder County actively participated, and 4) the outcome of the COGCC Mill Levy Rulemaking, in which Boulder County testified at on Feb. 12, 2018. Detailed information can be found on Boulder County’s Oil & Gas Development webpage.

Nicole Wobus, Long Range Planning and Policy Manager, provided an update that Land Use and Public Health Department staff are proceeding with preliminary stages of developing a public health element for the Boulder County Comprehensive Plan (BCCP). When presenting Planning Commission with a BCCP update work plan in December 2017, staff indicated that a public health element was a potential addition to the BCCP. Based on staff review it was determined that proceeding with addition of a Public Health element is appropriate.

**Docket SU-17-0008: NORTHSTAR TRANSITIONS Group Care Home**

Kathy Parker, Assistant County Attorney, requested that Planning Commission enter into Executive Session pursuant to C.R.S. 24-6-402(4)(b) for legal advice on Docket SU-17-0008: NORTHSTAR TRANSITIONS Group Care Home.

The Planning Commission entered an EXECUTIVE SESSION following a motion by Sean Stewart, a second by Mark Bloomfield, and a unanimous vote.

Robert Haigh, Planner II, presented the application for Michael Ferrell c/o 1236 Ridge Road LLC and Northstar Transitions, LLC, for Special Review for a Group Care Home on a 42-acre property at 1236 Ridge Road. The proposed project is in the Forestry (F) Zoning District, located at 1236 Ridge Road, located east of the Bar-K Ranch Subdivision, accessed by a private drive off of Ridge Road in Section 26, Township 2N, Range 72W. Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated February 21, 2018.

**PUBLIC HEARING OPENED**

**SPEAKERS:**
- Harmon Zuckerman – 4750 Table Mesa Drive (Agent)
- Fatina Cannon and Parker Smith (Applicants)
- Mark McDade – 152 Crockett Trail
- Marlyce Bowdish – 2685 S. Dayton Way
- Holly Saracco – 641 Ranch Road
- Karina Schaupp – 555 Hickok Trail
- David Kinney – 7130 S. Chapparal Circle West
- Cynthia Sliker – 1124 Ridge Road
- Robert Schaller – 1124 Ridge Road
- Harry Hempy – 400 Rock Lake Road
- Cody Gardner – Dawn Court
- Judy Fisher - 93 Bridger Trail (pooled time with Sally Parsons- 180 Crockett Trail)
- Sue Rady - 500 Ridge Road (pooled time with Reinhard Schaupp - 555 Hickok Trail)
- Laurie Mead – 433 Bramer Road
- Jim Weglarz – 1021 Ridge Road
- Rourke Weaver – 624 Pennsylvania Street
- Natasha Garfield – 7964 E. Bayand Ave.
- Don Altman – 311 Mapleton
MOTION: Doug Young MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY APPROVE Docket SU-17-0008: NORTHSTAR TRANSITIONS LLC Group Care Home, as described in the application materials and subject to the eight (8) conditions listed in the staff recommendation.

SECOND: Mark Bloomfield

Conditions of Approval:

1. The Applicant shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of any permits by the Boulder County Land Use Department and prior to the recordation of said agreement.

2. The Group Care Home must obtain and maintain all applicable local, state, and federal permits.

3. A building permit, plan review, inspections approvals, and a Certificate of Occupancy are required for this Change in Occupancy.

4. The vulnerability of the structures on site to igniting from embers, surface fire, and crown fire will need to be further reduced (or “hardening”).

At the minimum:

a. Replace current wood siding with non-wood, ignition-resistant siding on at least the lower portion of any vertical wall, fascia, trim, etc. (first 3-4 feet) where it comes close to the ground, patio, roof, soffit, or any other horizontal surface.

b. Many exposed parts of the wood siding show signs of weathering and must be replaced with a non-wood, ignition resistant material which will hold up better to the extreme weathering conditions that exist at elevation in Colorado. The log portions of the siding are exempt from this requirement.

c. The base of the non-permeable siding will need extra protection from the accumulation of needles and other burnable material. These materials may be ignited by embers which could ignite the wall sheathing or insulation behind the siding.

d. Remove or harden the detached accessory structure immediately northeast of the home.
e. Create at least 5 feet of a noncombustible surface over a weed barrier within 5 feet of the exterior walls and accessory structure(s).

f. Remove any burnable material, including firewood, burnable patio furniture, and door mats, away from the house. Firewood must be at least 30 feet away. In the winter, it is ok to have firewood within 30 feet of the house if covered with at least a thick canvas drop cloth, especially if fire danger is elevated.

g. Defensible space will need to be reestablished and increased to approximately 250 feet unless restricted by the property boundary.

h. Individual emergency water cistern will need to be inspected and approved by the Lefthand Canyon Fire Protection District to ensure the individual cistern is still able to be used in an emergency.

5. The applicant must complete a fire inspection and obtain approval for the change in use from the Lefthand Fire Protection District.

6. The property owner has two options for compliance with the Standards. First, the property owner may apply for a Design Exception under Section 2.8.5 of the Standards for any applicable Standard for which the applicant meets the criteria for an Exception. If the applicant does not receive a Design Exception, the existing access to the Subject Property shall be upgraded so as to be in compliance with the Standards, including without limitation, the following provisions:

a. Section 5.5 – Parcel Access Design Standards
b. Standard Drawing 11 – One-Lane Private Access Section
c. Standard Drawing 16 – Access Grade & Clearance
d. Standard Drawing 17 – Access Pull-outs
e. Standard Drawing 18 – Access Turnaround
f. Standard Drawing 19 – Typical Turnaround & Pullout Locations
g. Section 5.6 – Parking Facilities

Three parking spaces must be provided on-site, one of which shall be a space compliant with the Americans with Disabilities Act (ADA). A parking plan shall be submitted for review showing where these parking places are to be located.

Prior to issuance of building or grading permits, submit two copies of an access design for review and approval by the Boulder County Land Use and Transportation Departments.

Prior to issuance of a certificate of occupancy, the Transportation Department must verify that the driveway has been constructed to meet the Parcel Access Design Standards in the Boulder County Multimodal Transportation Standards.

7. The proposed group therapy home will require an OWTS change of use permit from Boulder County Public Health. An engineer assessment of the wastewater to be generated by the Group Care Home is required for permit application.

a. An annual renewal permit will be required for the Group Care Home. Ongoing water meter readings will be required to ensure that wastewater generated doesn’t exceed the capacity of the existing OWTS.

8. The Applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket SU-17-0008: NORTHSTAR TRANSITIONS LLC Group Care Home.
VOTE: Motion PASSED {5 to 1}

ADJOURNED

Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2045 13th St., Boulder, Colorado 303-441-3930.