



# Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## BOULDER COUNTY PLANNING COMMISSION AGENDA

April 18, 2018  
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 *March 21, 2018* 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 V-17-0003: Saddle Club Estates Vacation**

Request: Vacation of existing rights-of-way within the Saddle Club Estates subdivision.

Location: At Parcel #s 131925002001, 131925001001, 131925001002, 131925001003, 131925001004, 131925001005, 131925001009, 131925002002, 131925002003, 131925002008, 131925002009, 131925002010, 131925002011, 131925002012, and 131925002013 in Saddle Club Estates, adjacent and west of the intersection of Nebo Road and Foothills Highway, in Section 25, Township 2N, Range 71W.

Zoning: Rural Residential (RR) Zoning District

Applicant: Luke McKay, City of Boulder Open Space & Mountain Parks

*Action Requested: Decision.*

Public testimony will be taken.

(Staff Planner: Michelle McNamara)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=V-17-0003>

4. **Docket SU-18-0003: Temple Grandin School**

Request: Special Review to establish a school for up to 40 students on a 22.5 acre property

Location: At 3131 Indian Road, approximately 800 feet west of the junction of Valmont Road and North 61st Street, in Section 22, Township 1N, Range 70W.

Zoning: Agricultural (A) and Light Industrial (LI)

Applicant: Jennifer Wilger (Temple Grandin School)

Property Owner: Donald Rogers

*Action Requested: Decision.*

Public testimony will be taken.

(Staff Planner: Christian Martin)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-18-0003>

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.

**ADJOURNED**



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## PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: April 18, 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 V-17-0003/EP-17-0006: Saddle Club Estates Vacation and Replat A**

Vacation of existing rights-of-way within the Saddle Club Estates subdivision and exemption plat for the consolidation of all the lots within the Saddle Club Estates subdivision and the vacated rights-of-way, submitted by Luke McKay, City of Boulder Open Space & Mountain Parks. The proposed project is in the Rural Residential (RR) Zoning District, at Parcel #s 131925002001, 131925001001, 131925001002, 131925001003, 131925001004, 131925001005, 131925001009, 131925002002, 131925002003, 131925002008, 131925002009, 131925002010, 131925002011, 131925002012, and 131925002013 in Saddle Club Estates, adjacent and west of the intersection of Nebo Road and Foothills Highway, in Section 25, Township 2N, Range 71W.

#### **Docket SU-18-0003: Temple Grandin School**

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### ADJOURNED

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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: April 4, 2018-- Daily Times-Call

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## PUBLIC HEARING - AMENDED BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: April 18, 2018  
TIME: 1:30 P.M.  
PLACE: Commissioners Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street

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Published: April 6, 2018-- Daily Times-Call

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PUBLIC HEARING  
BOULDER COUNTY, COLORADO  
PLANNING COMMISSION

DATE: April 18, 2018  
TIME: 1:30 P.M.  
PLACE: Commissioners Hearing  
Room, Third Floor,  
Boulder County Courthouse,  
1325 Pearl Street

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder  
State of Colorado

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AFTERNOON SESSION - 1:30 P.M.

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Published: Longmont Times-Call April 4, 2018 - 1445303

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):

Apr 4, 2018

*TERRY LOVE*

Signature

Subscribed and sworn to me before me this

4th day of April, 2018.

*Melissa L Najera*

Notary Public

MELISSA L NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064049936  
MY COMMISSION EXPIRES DEC 11, 2018

(SEAL)

Account: 1050753  
Ad Number: 1445303  
Fee: \$49.01

**PUBLIC HEARING - AMENDED  
BOULDER COUNTY, COLORADO  
PLANNING COMMISSION**

DATE: April 18, 2018  
TIME: 1:30 P.M.  
PLACE: Commissioners Hearing  
Room, Third Floor,  
Boulder County Courthouse,  
1325 Pearl Street

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**ADJOURNED**

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Published: Longmont Times-Call April 6, 2018 - 1446217

**Prairie Mountain Media, LLC**

**PUBLISHER'S AFFIDAVIT**

**County of Boulder  
State of Colorado**

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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):

Apr 6, 2018

Signature

Subscribed and sworn to me before me this

6th day of April, 2018.

Notary Public

**MELISSA L NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064049936  
MY COMMISSION EXPIRES DEC 11, 2018**

(SEAL)

Account: 1050753  
Ad Number: 1446217  
Fee: \$49.59



**PUBLIC HEARING - AMENDED  
BOULDER COUNTY, COLORADO  
PLANNING COMMISSION**

DATE: April 18, 2018  
TIME: 1:30 P.M.  
PLACE: Commissioners Hearing  
Room, Third Floor,  
Boulder County Courthouse,  
1325 Pearl Street

**Prairie Mountain Media, LLC**

**PUBLISHER'S AFFIDAVIT**

**County of Boulder  
State of Colorado**

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**ADJOURNED**

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Published: Longmont Times-Call April 18, 2018 - 1450378

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

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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):

Apr 18, 2018

*TERRY LOVE*

Signature

Subscribed and sworn to me before me this

18<sup>th</sup> day of April, 2018

*Shayla Najera*

Notary Public

**SHAYLA NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174031965  
MY COMMISSION EXPIRES JULY 31, 2021**

(SEAL)

Account: 1050753  
Ad Number: 1450378  
Fee: \$0.00





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**Docket V-17-0003: Saddle Club Estates Vacation**

Michelle McNamara, Planner II, presented the application for Luke McKay, City of Boulder Open Space & Mountain Parks, request for the vacation of existing rights-of-way within the Saddle Club Estates subdivision. The proposed project is located in the Rural Residential (RR) Zoning District at Parcel #s 131925002001, 131925001001, 131925001002, 131925001003, 131925001004, 131925001005, 131925001009, 131925002002, 131925002003, 131925002008, 131925002009, 131925002010, 131925002011, 131925002012, and 131925002013 in Saddle Club Estates, adjacent and west of the intersection of Nebo Road and Foothills Highway, in Section 25, Township 2N, Range 71W.

Staff recommended **CONDITIONAL APPROVAL** as outlined in the staff recommendation, dated April 18, 2018.

**PUBLIC HEARING OPENED**

**SPEAKERS:** Luke McKay, City of Boulder Open Space & Mountain Parks (applicant)

**PUBLIC HEARING CLOSED**

**MOTION:** Sam Fitch **MOVED** that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend to the Board of County Commissioners **CONDITIONAL APPROVAL** of **Docket V-17-0003: Saddle Club Estates Vacation.**

**SECOND:** Natalie Feinberg Lopez

**CONDITION OF APPROVAL**

1. The applicant shall meet all the post approval requirements within one year after the date of the Board of County Commissioners' resolution approving this vacation. This resolution and associated documents, including a new plat, shall also be recorded by Land Use Staff with the County Clerk and Recorder's Office within this one year time-frame. This vacation approval shall not be considered final or effective until this recordation. Finally, this vacation approval shall expire if recordation does not occur within the required one year timeframe (unless an extension is granted).

**VOTE:** Motion **PASSED Unanimously {7 to 0}**

**Docket SU-18-0003: Temple Grandin School**

Christian Martin, Planner II, presented the application for Donald Rogers and Jennifer Wilger (Temple Grandin School), Special Review to establish a school for up to 40 students on a 22.5 acre property in the Agricultural (A) and Light Industrial (LI) Zoning Districts, at 3131 Indian Road, approximately 800 feet west of the junction of Valmont Road and North 61st Street, in Section 22, Township 1N, Range 70W.

Staff recommended **CONDITIONAL APPROVAL** as outlined in the staff recommendation, dated April 18, 2018.

**PUBLIC HEARING OPENED**

84 **SPEAKERS:** Jason Lynch (applicant) – 541 Adams Avenue; Jen Wilger (applicant) – 2531  
86 Westward Drive; Abigail O’Loughlin (applicant) – 1045 Gilbert Street; Bill  
Mundwiller - 6033 Indian Road; Larry Buster – 8451 Greenwood Drive;  
88 Jeanne Work Swaim – 10623 Timberdash Ave.; Donald Rogers (property  
owner) – 5973 Indian Road; Patrick Lavelle – 745 E. South Boulder Road;  
90 Holly Toomey – 2784 Ironwood Circle; Marcy Nadeau – 4011 Sandcherry  
Place; Polly Dana – 3340 Folsom Street.

92 **PUBLIC HEARING CLOSED**

94 **MOTION:** **Sam Fitch MOVED that the Boulder County Planning Commission**  
96 **CONDITIONALLY APPROVE and recommend to the Board of County**  
**Commissioners CONDITIONAL APPROVAL of Docket SU-18-0003:**  
98 **Temple Grandin School as described in the Application Materials**  
**subject to Conditions 1-7.**

100 **SECOND:** Sean Stewart

102 **CONDITIONS OF APPROVAL**

- 104 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.
- 106 2. The Temple Grandin School must obtain and maintain all applicable local, state, and  
108 federal permits.
- 110 3. A building permit, plan review, inspections approvals, and a Certificate of Occupancy are  
required for this Change in Occupancy.
- 112 4. The parameters of the school are defined as follows:  
114 a. Up to 40 students and 20 staff.  
116 b. Hours of operation shall be Monday through Thursday 8:30am - 3:30pm (after school  
classes/meeting until 5pm) and Friday 8:30am – 2:45pm.
- 118 5. At building permit application, the applicant shall submit a plan showing delineated  
120 parking spaces, compliant with ADA parking requirements, and Boulder County Bicycle  
parking requirements.
- 122 6. The applicant shall work with the Boulder County Historic Preservation team to develop  
an appropriate fence (in terms of location, materials, and design) around the Tommy  
124 Jones Stagestop. The fence shall be approved by the Boulder County Historic  
Preservation team as part of the building permit.
- 126 7. The applicant shall be subject to the terms, conditions, and commitments of record and in  
128 the file for Docket SU-18-0003: TEMPLE GRANDIN SCHOOL.

130 **VOTE:** **Motion PASSED Unanimously {7 to 0}**

<b>ADJOURNED</b>
------------------

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