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)

   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)
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
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
Special Review to establish a school for up to 40 students on a 22.5 acre property, submitted by Jennifer Wilger (Temple Grandin School) and Donald Rogers. The proposed project is 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.

ADJOURNED

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) 441-3930. 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: April 4, 2018 -- Daily Times-Call
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

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, 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
Special Review to establish a school for up to 40 students on a 22.5 acre property, submitted by Jennifer Wilger (Temple Grandin School) and Donald Rogers. The proposed project is 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.

ADJOURNED

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: April 6, 2018-- Daily Times-Call
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-17-0001/EP-17-0006: Saddle Club Estates Vacated Right-of-Way Application. The application was submitted by Luke McKay, City of Boulder Open Space & Mountain Parks. The parcel is in the Rural Residential (RR) Zoning District. The parcel numbers are: 1319250002000, 1319250002001, 1319250002002, 1319250002003, 1319250002004, 1319250002005, 1319250002006, 1319250002007, and 1319250002008 in Saddle Club Estates, adjacent and west of the intersection of hu Band Foothills Highway, in Section 25, Township 2S, Range 71W.

Docket SM-18-0003: Temple Grandin School Special Review to establish a school for up to 40 students on a 22.5 acre property, submitted by Jennifer Wilger (Temples Grandin School) and Donald Rogers. The parcel is located within the Agricultural (A) and Light Industrial (LI) Zoning Districts, at 3331 Indian Road, approximately 500 foot west of the junction of Valmont Road and North 83rd Street, in Section 23, Township 2S, Range 71W.

ADJOURNED

Written information regarding these items is available for public examination at the Boulder County Planning Division, Boulder County Courthouse, 1325 Pearl Street, Boulder, Colorado 80302. Persons needing special services, including those provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, at 303-441-3300 (voice) or 303-441-3308 (TDD). The Boulder County Planning Division is committed to providing equal access to all services, programs, and activities.

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

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 requirements 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

Docket: V-17-0001/EP-17-0006: Saddle Club Estates Vacated Right-of-Way Application. The parcel is in the Rural Residential (RR) Zoning District. The parcel numbers are: 1319250002000, 1319250002001, 1319250002002, 1319250002003, 1319250002004, 1319250002005, 1319250002006, 1319250002007, and 1319250002008 in Saddle Club Estates, adjacent and west of the intersection of hu Band Foothills Highway, in Section 25, Township 2S, Range 71W.

Docket SM-18-0003: Temple Grandin School Special Review to establish a school for up to 40 students on a 22.5 acre property, submitted by Jennifer Wilger (Temples Grandin School) and Donald Rogers. The parcel is located within the Agricultural (A) and Light Industrial (LI) Zoning Districts, at 3331 Indian Road, approximately 500 foot west of the junction of Valmont Road and North 83rd Street, in Section 23, Township 2S, Range 71W.

Signature
Melissa L Najera
Notary Public

Subscribed and sworn to me before me this 4th day of April, 2018

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20963404993
MY COMMISSION EXPIRES DEC. 31, 2018

Account: 1059753
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

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 inter-
tested in the following items are requested to attend such hearing and aid the Commission
members in their considerations.

AFTERNOON SESSION - 1:30 P.M.

Docket V-17-0003/SP-17-0006: Saddle Club
Estates, Vacation and Recreational Use
Vacation of existing rights-of-way within the
Saddle Club Estates subdivision and exemption
from the vacation of rights-of-way, submitted
by Mission Valley Development Corporation. The
vacationed rights-of-way, submitted by
Luke McKay, City of Boulder Open Space &
Mountains Parks. The proposed project is in the
Rural Residential (RR) Zoning District, at
Parcel #1, 13192502001, 1319250101, 1319250001, 1319250001, 1319250001,
1319250001, 1319250001, 1319250001, 1319250001, 1319250001, 1319250001,
and 1319250001, in Saddle Club Estates
adjacent and west of the intersection of
Prairie Road and Happy Valley Road, in Section
25, Township 3N, Range 70W.

Docket 50-16-0003: Temple Grandin School
Special Review to establish a school for up
16 students on a 12.5 acre property, sub-
mited by Jennifer Wilger (Temple Grandin
School) and Donald Rogers. The proposed
project is in the Agricultural (AG) 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 23, Township 3N, Range 70W.

ADJOURNED

Detailed information regarding these items
is available for public examination at the
Boulder County Land Use website at www.
bouldercounty.org/planning or at our office located
at 2450 13th Street, corner of 13th and
Falcon Street, in Boulder or by calling (303)
441-3936. Free Parking is available adjacent to
the Boulder County Courthouse. A hearing
is available for Planning Commission
hearing participants. See staff at hing
for city parking vouchers.

Persons needing special services provided
under the Americans with Disabilities Act,
please contact Julia Vagro, ADA Coordinator,
for the Boulder County Human Resources
Office at (303) 441-3925 at least 48 hours
before the scheduled hearing.

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

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 requirements for a legal newspaper

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):
April 6, 2018

Notary Public

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049938
MY COMMISSION EXPIRES DEC. 11, 2018

Account: 1959753
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

Notice is hereby given that the following public hearing 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 considerations.

AFTERNOON SESSION - 1:30 P.M.

Becket V-7-0967/EP-17-00961, Saddle Club Estates Vacations and Revocation
Vacation of existing rights-of-way within the Saddle Club Estates subdivision and exemption for the consolidation of air the area 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 No. 131925000000.1, 131925001000, 131925001050, 131925001055, 131925002010, 131925002025, 131925002030, 131925002060, 131925002065, 131925003010, 131925003015, 131925003020, 131925003035, and 131925003040 in Saddle Club Estates, adjacent and west of the intersection of Rino Road and Foothills Highway, in Section 25, Township 7N, Range 12W.

ADJOURNED

Detailed information regarding these items is available for public examination at the Boulder County Land Use website at www.bouldercounty.org, at the Boulder County Planning Commission Hearing Room, a booth located at 3455 130th Street, corner of 13th and 130th Street, in Boulder or by calling (303) 417-3930. Free Parking in the City of Boulder 100% ID card 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 303-441-3223 at least 48 hours before the scheduled hearing.

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

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):

Apr 18, 2018

[Signature]

TERRY LOVE

Subscribed and sworn to me before this 19th day of April, 2018

Shayla Najera

Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2017031985
MY COMMISSION EXPIRES JULY 31, 2021

Account: 1056753
Ad Number: 1450378
Fee: $0.00
BOULDER COUNTY PLANNING COMMISSION

MINUTES
April 18, 2018

AFTERNOON SESSION – 1:30 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

[Approved May 16, 2018]

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

On Wednesday, April 18, 2018, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:30 p.m. and adjourning at approximately 2:58 p.m.

Commissioners Present: Doug Young, Dan Hilton (Chair), Sam Fitch, Gavin McMillan, Ann Goldfarb (Second Vice-Chair), Natalie Feinberg Lopez, and Sean Stewart.

Commissioners Excused: Lieschen Gargano (Vice-Chair) and Mark Bloomfield.

Boulder County Staff Present: Ron West (Parks & Open Space), Hélène Levaufre (Transportation) Summer Frederick, Michelle McNamara, Christian Martin, Kathy Parker (Assistant County Attorney), Liz Cross (Assistant County Attorney), Anna Milner, Rick Hackett.

Others: 10-15

MINUTES

Ann Goldfarb pointed out a typo in the March 21, 2018 minutes on line 36. Staff corrected the minutes accordingly.

MOTION: Doug Young MOVED that the Boulder County Planning Commission APPROVE the Minutes from the March 21, 2018 Planning Commission Hearing as amended.

SECOND: Sam Fitch

VOTE: Motion PASSED Unanimously {7 to 0}

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

None.
PC Minutes  
April 18, 2018  
Page - 2 -  

**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**
SPEAKERS:

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

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 SU-18-0003: Temple Grandin School as described in the Application Materials subject to Conditions 1-7.

SECOND: Sean Stewart

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 Temple Grandin School 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 parameters of the school are defined as follows:
   a. Up to 40 students and 20 staff.
   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.

5. At building permit application, the applicant shall submit a plan showing delineated parking spaces, compliant with ADA parking requirements, and Boulder County Bicycle parking requirements.

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 Jones Stagestop. The fence shall be approved by the Boulder County Historic Preservation team as part of the building permit.

7. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket SU-18-0003: TEMPLE GRANDIN SCHOOL.

VOTE: Motion PASSED Unanimously {7 to 0}

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.