



# 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

**July 23, 2018**  
**2:30 P.M.**

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

### **PUBLIC HEARING**

#### **AFTERNOON SESSION – 2:30 P.M.**

**1. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**

Approval of the *June 20, 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 DC-18-0002: Solar Energy Systems Text Amendments - Study Session**

Study Session to discuss Land Use Code amendments addressing solar energy systems within the Boulder County Land Use Code.

*Action Requested: None. Study Session only.*

No public testimony will be taken.

(Staff Planner: Sinead O'Dwyer)

Webpage: <https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-18-0002/>

**4. Docket SU-18-0009: Promise Christian School**

Request: Special Use Review to establish a childcare center for up to 20 children and 3 staff in the existing Boulder Valley Church of Christ building.

Location: At 270 N 76th Street; Approximately 1,400 feet north of the junction of 76th Street and South Boulder Road; Section 1, Township 1S, Range 70W.

Zoning: Estate Residential (ER)

Applicants: Rebecca Kinney, Promise Christian School

Property Owner: Church of Christ of Boulder Colorado

*Action Requested: Decision.*

Public testimony will be taken.

(Staff Planner: Summer Frederick)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-18-0009>

**5. Docket LE-18-0001: Fourmile FPD - Poorman Station Parking Lot**

Request: Location and Extent Review for the creation of a roughly 240 square foot parking lot behind the Poorman Fire Station involving approximately 938 cubic yards of earthwork.

Location: At 1740 Fourmile Canyon Drive at the intersection of Fourmile Canyon Drive and Poorman Road, in Section 21, Township 1N, Range 71W.

Zoning: Forestry (F) Zoning District  
Applicant/Property Owner: Four Mile Fire Protection District  
*Action Requested: Decision.*

Public testimony will be taken.

(Staff Planner: Jennifer Severson)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=LE-18-0001>

**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.



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## PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: July 23, 2018  
TIME: 2:30 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.

### **Docket DC-18-0002: Solar Energy Systems Text Amendments - Study Session**

Study Session to discuss Land Use Code amendments addressing solar energy systems within the Boulder County Land Use Code. *Action Requested: None. Study Session only.* No public testimony will be taken.

### **Docket SU-18-0009: Promise Christian School**

Special Use Review to establish a childcare center for up to 20 children and 3 staff in the existing Boulder Valley Church of Christ building, submitted by Rebecca Kinney, Promise Christian School and Church of Christ of Boulder Colorado. The proposed project is in the Estate Residential (ER) Zoning District, at 270 N 76th Street; Approximately 1,400 feet north of the junction of 76th Street and South Boulder Road; Section 1, Township 1S, Range 70W.  
*Action Requested: Decision.* Public testimony will be taken.

### **Docket LE-18-0001: Fourmile FPD - Poorman Station Parking Lot**

Location and Extent Review for the creation of a roughly 240 square foot parking lot behind the Poorman Fire Station involving approximately 938 cubic yards of earthwork, submitted by Four Mile Fire Protection District. The proposed project is in the Forestry (F) Zoning District, At 1740 Fourmile Canyon Drive at the intersection of Fourmile Canyon Drive and Poorman Road, in Section 21, Township 1N, Range 71W. *Action Requested: Decision.* Public testimony will be taken.

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 13<sup>th</sup> 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.

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Published: July 9, 2018-- Daily Times-Call

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

DATE: July 23, 2018  
TIME: 2:30 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.

**Docket DC-18-0002: Solar Energy Systems Text Amendments - Study Session**  
Study Session to discuss Land Use Code amendments addressing solar energy systems within the Boulder County Land Use Code. Action Requested: None. Study Session only. No public testimony will be taken.

**Docket SU-18-0009: Promise Christian School**  
Special Use Review to establish a childcare center for up to 20 children and 3 staff in the existing Boulder Valley Church of Christ building, submitted by Rebecca Kinney, Promise Christian School and Church of Christ of Boulder Colorado. The proposed project is in the Estate Residential (ER) Zoning District, at 270 N 76th Street; Approximately 1,400 feet north of the junction of 76th Street and South Boulder Road; Section 1, Township 1S, Range 70W. Action Requested: Decision. Public testimony will be taken.

**Docket LE-18-0001: Fourmile FPD - Poorman Station Parking Lot**  
Location and Extent Review for the creation of a roughly 240 square foot parking lot behind the Poorman Fire Station involving approximately 938 cubic yards of earthwork, submitted by Four Mile Fire Protection District. The proposed project is in the Forestry (F) Zoning District, At 1740 Fourmile Canyon Drive at the intersection of Fourmile Canyon Drive and Poorman Road, in Section 21, Township 1N, Range 71W. Action Requested: Decision. Public testimony will be taken.

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.

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Published: Longmont Times-Call July 9, 2018  
- 1482872

**Prairie Mountain Media, LLC**

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**County of Boulder  
State of Colorado**

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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):

Jul 9, 2018

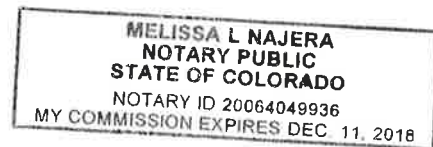
  
Signature

Subscribed and sworn to me before me this

9th day of July, 2018.

  
Notary Public

(SEAL)



Account: 1050753  
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## BOULDER COUNTY PLANNING COMMISSION

MINUTES  
July 23, 2018

**AFTERNOON SESSION – 2:30 PM**

**Hearing Room, Third Floor,  
County Courthouse, Boulder**  
*{Approved August 15, 2018}*

### PUBLIC HEARING

**AFTERNOON SESSION – 2:30 PM**

On Monday, July 23, 2018, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 2:31 p.m. and adjourning at approximately 4:33 p.m.

Commissioners Present: Dan Hilton (Chair), Mark Bloomfield, Ann Goldfarb (Second Vice-Chair), Natalie Feinberg Lopez, Lieschen Gargano (Vice-Chair).

Commissioners Excused: Doug Young, Sam Fitch, Gavin McMillan.

Boulder County Staff Present: Summer Frederick, Kathy Parker (Assistant County Attorney), Jennifer Severson, Dale Case, Anna Milner, Rick Hackett, Sinead O'Dwyer, Nicole Wobus, Ron West (Parks and Open Space).

Others: 5 - 10

### MINUTES

**MOTION:** Natalie Feinberg Lopez **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from the June 20, 2018 Planning Commission Hearing as written.

**SECOND:** Mark Bloomfield

**VOTE:** Motion **PASSED Unanimously {5 to 0}**

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

Kim Sanchez, Chief Planner, provided three updates to the Planning Commission:

- 1) Sean Stewart will no longer be able to serve on the Planning Commission given his move to Denver. The Board of County Commissioners is currently recruiting for this vacant position through August 13.

- 32           2) Gavin McMillan, one of the Planning Commissioners, is absent because his family welcomed  
a new baby boy.  
34           3) Oil and gas updates regarding the Crestone CDP and 8 North DSUs, the latter which is  
scheduled for a COGCC hearing in Denver on July 31, 2018.

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**Docket DC-18-0002: Solar Energy Systems Text Amendments - Study Session**

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Sinead O'Dwyer, Long Range Staff Planner, led a Study Session to discuss Land Use Code amendments addressing solar energy systems within the Boulder County Land Use Code.

42

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**Docket SU-18-0009: Promise Christian School**

46

Summer Frederick, Senior Planner, presented the application for Rebecca Kinney, Promise Christian School, and Church of Christ of Boulder Colorado Special Use Review to establish a childcare center for up to 20 children and 3 staff in the existing Boulder Valley Church of Christ building. The proposed project is located at 270 N 76th Street; Approximately 1,400 feet north of the junction of 76th Street and South Boulder Road; Section 1, Township 1S, Range 70W, within the Estate Residential (ER) Zoning District.

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54 Staff recommended **CONDITIONAL APPROVAL** as outlined in the staff recommendation, dated July 23, 2018.

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**PUBLIC HEARING OPENED**

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**SPEAKERS:**           Rebecca Kinney (Applicant) - 2995 Thunder Lake Circle; Matt Eldred – 318 Carter Lane; Preston Pierce – 4495 Osage Drive.

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62

**PUBLIC HEARING CLOSED**

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**MOTION:**       **Mark Bloomfield MOVED that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend to the Board of County Commissioners **CONDITIONAL APPROVAL** of Docket SU-18-0009: Promise Christian School as described in the application materials and subject to the conditions listed.**

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**SECOND:**       **Lieschen Gargano**

72

**CONDITIONS OF APPROVAL**

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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.

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2.       The Promise Christian School must obtain and maintain all applicable local, state, and federal permits.

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3.       A building permit, plan review, inspections approvals, and a final inspection are required.

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4.       The use is approved as proposed in the application, including the following parameters:

- 86 a. Up to 20 students and 3 staff.
- 88 b. Hours of operation include Monday to Friday 9am-11:30am, September – May.
- 90 c. Four days per month lunch is offered until 12:30pm
- 92 5. The applicant shall be subject to the terms, conditions, and commitments of record  
and in the file for Docket SU-18-0009: PROMISE CHRISTIAN SCHOOL.

94 **VOTE: Motion PASSED Unanimously {5 to 0}**

96

98 **Docket LE-18-0001: Fourmile FPD - Poorman Station Parking Lot**

100 Jennifer Severson, Senior Planner, presented the application for Four Mile Fire Protection District, a  
102 Location and Extent Review for the creation of a roughly 240 square foot parking lot behind the  
104 Poorman Fire Station involving approximately 938 cubic yards of earthwork, located in the Forestry  
(F) Zoning District, At 1740 Fourmile Canyon Drive at the intersection of Fourmile Canyon Drive  
and Poorman Road, in Section 21, Township 1N, Range 71W.

106 Staff recommended **CONDITIONAL APPROVAL** as outlined in the staff recommendation, dated  
108 July 23, 2018.

**PUBLIC HEARING OPENED**

110 **SPEAKERS:** None.

112 **PUBLIC HEARING CLOSED**

114 **MOTION: Lieschen Gargano MOVED that the Boulder County Planning**  
116 **Commission CONDITIONALLY APPROVE and recommend to the**  
118 **Board of County Commissioners CONDITIONAL APPROVAL of**  
**Docket LE-18-0001: Fourmile FPD - Poorman Station Parking Lot**  
120 **subject to the conditions listed on page 4 and 5.**

122 **SECOND: Natalie Feinberg Lopez**

**CONDITIONS OF APPROVAL**

- 124 1. The Applicant must obtain all necessary building permits as required by the County  
126 Building Code. A separate building permit is required for retaining walls greater than  
128 4 feet in height and/or new exterior lighting. Plan review, inspections approval, and  
engineer-certified observation reports will be required prior to final approval of the  
work covered by the permit(s).
- 130 2. The proposed access to the parking lot from Poorman Road must be designed and  
132 built in compliance with the with the Boulder County Multimodal Transportation  
Standards, (hereafter referred to as “the Standards”), including without limitation:
- 134 a. Section 5.5 – Parcel Access Design Standards
- 136 b. Standard Drawing 11 – One-Lane Private Access Section

- 138 c. Standard Drawing 14 – Access With Roadside Ditch
- 140 d. Standard Drawing 15 – Access Profiles Detail
- 142 e. Standard Drawing 16 – Access Grade & Clearance
- 144 3. At time of building permit application, the applicant must submit a narrative  
146 describing how they intend to access the new parking lot from the existing station.  
Any change or additional information may require improvements for pedestrian  
148 access to the parking lot.
- 150 4. Appropriate erosion control measures for all disturbed areas must be shown  
152 downslope and parallel with contours on the grading plan submitted with the building  
154 permit application.
- 156 5. Final grade cuts and fills must not be steeper than a 1½ to 1 slope; steeper slopes will  
158 require a retaining wall. If competent bedrock is encountered, a steeper slope will be  
160 accepted per geotechnical recommendations.
- 162 6. Per the Standards, designs for retaining walls over 4 feet tall, as measured from the  
164 bottom of the footer to the top of the wall, must be signed and sealed by Professional  
Engineer licensed in the State of Colorado. Calculations must be submitted for all  
retaining wall heights over 6 feet in height.
- 166 7. During construction, all construction-related equipment and materials must be staged  
168 and stored onsite. No items may be stored or staged in the Poorman Road or  
Fourmile Canyon Drive ROWs. All staging must be located outside the floodplain.
- 170 8. During construction (i.e. during the day while work is being performed), all vehicles  
172 must be parked on-site.
- 174 9. In accordance with the Standards Section 5.6.4 – Accessible Parking, the existing  
176 lower parking lot accessed from Fourmile Canyon Drive requires 1 (one) ADA van-  
178 accessible parking space. At Building Permit application, the applicant must submit a  
180 parking plan for the lower lot showing one properly marked ADA van-accessible  
space.
- 182 10. Prior to construction, the contractor must identify and mark the location of all  
184 existing approved onsite wastewater treatment system (OWTS) components in the  
project area prior to beginning construction. Heavy equipment should be restricted  
from the surface of the absorption fields during construction to avoid soil  
compaction, and caution should be exercised to prevent damage to OWTS  
components.
- 186 11. The applicant must be subject to the terms, conditions, and commitments of records  
and in the file for Docket LE-18-0001: Four Mile FPD - Poorman Station Parking  
Lot.

186 **VOTE: Motion PASSED Unanimously {5 to 0}**

188 **\*\*Assistant County Attorney Kathy Parker clarified that Planning Commission is the final**  
190 **decision-maker for Location and Extent review, and asked that Planning Commission amend**  
**the language of their motion.**





- 244 9. In accordance with the Standards Section 5.6.4 – Accessible Parking, the existing  
246 lower parking lot accessed from Fourmile Canyon Drive requires 1 (one) ADA van-  
248 accessible parking space. At Building Permit application, the applicant must submit a  
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260 components.
- 262 11. The applicant must be subject to the terms, conditions, and commitments of records  
and in the file for Docket LE-18-0001: Four Mile FPD - Poorman Station Parking  
Lot.

**VOTE: Motion PASSED Unanimously {5 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 13<sup>th</sup> St., Boulder, Colorado 303-441- 3930.*