BOULDER COUNTY PLANNING COMMISSION AGENDA

December 19, 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. **ROLL CALL**

2. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**
   Approval of the *November 28, 2018* Planning Commission Minutes.

3. **STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**
   Informational Item - Public Testimony Will Not Be Taken

4. **Docket SD-18-0001: NIWOT HILLS TDR PUD SUBDIVISION FILING 2**
   **Request:** Request for a combined preliminary plan and final plat for the creation of seven lots within the planned unit development of Niwot Hills using Transferable Development Rights.
   **Location:** At 0 Niwot Hills Dr., Parcel #131532025007, on the southwest corner of Niwot Road and North 95th Street, in Section 32, Township 2N, Range 69W.
   **Zoning:** Agricultural (A)
   **Owner:** Niwot Hills LLC
   **Applicant:** Ridgeline Development Corporation
   **Agent:** Jason Markel
   **Action Requested:** Recommendation to BOCC.
   Public Testimony Will Be Taken.
   (Staff Planner: Summer Frederick)

5. **Docket SU-18-0019: Rock Creek Church**
   **Request:** Original proposal was a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices; to increase the number of people allowed on site from 250 to 325; to increase parking allowance from 98 spaces to 125 spaces; and to pave and formalize the parking area. The amended proposal is for a Special Use Review to add a modular 3,920-square-foot building to the east side of the
existing 6,050-square-foot building for classrooms, storage, and offices, and to pave and formalize the parking area.

Location: At 225 Majestic View Drive, approximately 0.35 miles south of South Boulder Rd. on McCaslin Blvd. in Section 12, Township 1S, Range 70W.

Zoning: Estate Residential (ER)

Applicant/Property Owner: Rock Creek Church, Attn: John McGovern and Josh Valdez

Action Requested: Recommendation to BOCC.

Public Testimony Will Be Taken.

(Staff Planner: Marc Ambrosi)


In December 2017 Planning Commission expressed support for work toward developing a new Public Health element for the Boulder County Comprehensive Plan (BCCP), and Public Health and Land Use staff are working collaboratively to shape the new element. The purpose of this element is to outline the county’s vision and values for the health of all county residents. These goals and policies will guide regulations, funding requests and program development by the county. This new element will assemble all public health-related BCCP content in one place while expanding the scope of topics previously addressed. The new public health element will explicitly link the built and natural environment and the health of residents, and establish a policy framework for supporting long-term strategies that impact behavior to enhance health outcomes.

Action Requested: None. Information item only.

(Staff Planner: Nicole Wobus)


7. Study Session: E-bikes and Possible Update to Open Space Element Definition of Passive Recreation

Boulder County Commissioners approved a one-year pilot study to allow e-bikes on certain trails on the plains starting Jan. 1, 2019. During this pilot period, staff will study the visitor and trail impacts of e-bikes on county trails. The Commissioners also directed staff to investigate options for updating the definition of passive recreation in the Open Space Element of the Comprehensive Plan. The purpose of this discussion is to introduce the Planning Commissioners to the history and process of e-bike outreach in Boulder County to date, to outline a process for considering a revision to the passive recreation definition, and to solicit Planning Commission input on design of the pilot study to ensure they get the information they will need for consideration of this question.

Action Requested: Planning Commission feedback.

(Staff Planners: Nicole Wobus and Tina Nielsen)

Webpage: https://www.bouldercounty.org/open-space/management/e-bikes/

ADJOURNED

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.
BOULDER COUNTY PLANNING COMMISSION AGENDA - REVISED

December 19, 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. ROLL CALL

2. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS
   Approval of the November 28, 2018 Planning Commission Minutes.

3. STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)
   Informational Item - Public Testimony Will Not Be Taken

4. Executive Session
   Vote to go into executive session for legal advice under C.R.S. 24-6-402(4)(b) regarding Rock Creek Church Docket No. SU-18-0019.

5. Docket SD-18-0001: NIWOT HILLS TDR PUD SUBDIVISION FILING 2
   Request: Request for a combined preliminary plan and final plat for the creation of seven lots within the planned unit development of Niwot Hills using Transferable Development Rights.
   Location: At 0 Niwot Hills Dr., Parcel #131532025007, on the southwest corner of Niwot Road and North 95th Street, in Section 32, Township 2N, Range 69W.
   Zoning: Agricultural (A)
   Owner: Niwot Hills LLC
   Applicant: Ridgeline Development Corporation
   Agent: Jason Markel
   Action Requested: Recommendation to BOCC.
   Public Testimony Will Be Taken.
   (Staff Planner: Summer Frederick)

6. Docket SU-18-0019: Rock Creek Church
   Request: Original proposal was a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices; to increase the number of people allowed on site from 250 to 325; to increase parking allowance from 98 spaces to 125 spaces; and to pave and formalize
the parking area. The amended proposal is for a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices, and to pave and formalize the parking area.

Location: At 225 Majestic View Drive, approximately 0.35 miles south of South Boulder Rd. on McCaslin Blvd. in Section 12, Township 1S, Range 70W.

Zoning: Estate Residential (ER)

Applicant/Property Owner: Rock Creek Church, Attn: John McGovern and Josh Valdez

Action Requested: Recommendation to BOCC.

Public Testimony Will Be Taken.

(Staff Planner: Marc Ambrosi)


In December 2017 Planning Commission expressed support for work toward developing a new Public Health element for the Boulder County Comprehensive Plan (BCCP), and Public Health and Land Use staff are working collaboratively to shape the new element. The purpose of this element is to outline the county’s vision and values for the health of all county residents. These goals and policies will guide regulations, funding requests and program development by the county. This new element will assemble all public health-related BCCP content in one place while expanding the scope of topics previously addressed. The new public health element will explicitly link the built and natural environment and the health of residents, and establish a policy framework for supporting long-term strategies that impact behavior to enhance health outcomes.

Action Requested: None. Information item only.

No Public Testimony Will Be Taken.

(Staff Planner: Nicole Wobus)


8. **Study Session: E-bikes and Possible Update to Open Space Element Definition of Passive Recreation**

Boulder County Commissioners approved a one-year pilot study to allow e-bikes on certain trails on the plains starting Jan. 1, 2019. During this pilot period, staff will study the visitor and trail impacts of e-bikes on county trails. The Commissioners also directed staff to investigate options for updating the definition of passive recreation in the Open Space Element of the Comprehensive Plan. The purpose of this discussion is to introduce the Planning Commissioners to the history and process of e-bike outreach in Boulder County to date, to outline a process for considering a revision to the passive recreation definition, and to solicit Planning Commission input on design of the pilot study to ensure they get the information they will need for consideration of this question.

Action Requested: Planning Commission feedback.

No Public Testimony Will Be Taken.

(Staff Planners: Nicole Wobus and Tina Nielsen)

Webpage: https://www.bouldercounty.org/open-space/management/e-bikes/

ADJOURNED
PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: December 19, 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 hearings and aid the Commission members in their consideration.

Docket SD-18-0001: NIWOT HILLS TDR PUD SUBDIVISION FILING 2
Request for a combined preliminary plan and final plat for the creation of seven lots within the planned unit development of Niwot Hills using Transferable Development Rights, submitted by Niwot Hills LLC and Ridgeline Development Corporation. The proposal is located in the Agricultural (A) Zoning District, at 0 Niwot Hills Dr., Parcel #131532025007, on the southwest corner of Niwot Road and North 95th Street, in Section 32, Township 2N, Range 69W.

Docket SU-18-0019: Rock Creek Church
Original proposal was a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices; to increase the number of people allowed on site from 250 to 325; to increase parking allowance from 98 spaces to 125 spaces; and to pave and formalize the parking area. The amended proposal is for a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices, and to pave and formalize the parking area. The proposal has been submitted by Rock Creek Church, John McGovern and Josh Valdez. The proposal is located in the Estate Residential (ER) Zoning District, at 225 Majestic View Drive, approximately 0.35 miles south of South Boulder Rd. on McCaslin Blvd. in Section 12, Township 1S, Range 70W.

Docket BCCP-18-0003: Comprehensive Plan Public Health Element Addition
In December 2017 Planning Commission expressed support for work toward developing a new Public Health element for the Boulder County Comprehensive Plan (BCCP), and Public Health and Land Use staff are working collaboratively to shape the new element. The purpose of this element is to outline the county’s vision and values for the health of all county residents. These goals and policies will guide regulations, funding requests and program development by the county. This new element will assemble all public health-related BCCP content in one place while expanding the scope of topics previously addressed. The new public health element will explicitly link the built and natural environment and the health of residents, and establish a policy framework for supporting long-term strategies that impact behavior to enhance health outcomes.

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of this discussion is to introduce the Planning Commissioners to the history and process of e-bike outreach in Boulder County to date, to outline a process for considering a revision to the passive recreation definition, and to solicit Planning Commission input on design of the pilot study to ensure they get the information they will need for consideration of this question.

Detailed information regarding this item 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 meeting 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: December 5, 2018-- Daily Times-Call
PUBLIC HEARING – CORRECTED NOTICE  
BOULDER COUNTY, COLORADO  
PLANNING COMMISSION  

DATE: December 19, 2018  
TIME: 1:30 P.M.  
PLACE: Commissioners’ Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street  

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Docket SU-18-0019: Rock Creek Church
Original proposal was a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices; to increase the number of people allowed on site from 250 to 325; to increase parking allowance from 98 spaces to 125 spaces; and to pave and formalize the parking area. The amended proposal is for a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices, and to pave and formalize the parking area. The proposal has been submitted by Rock Creek Church, John McGovern and Josh Valdez. The proposal is located in the Estate Residential (ER) Zoning District, at 225 Majestic View Drive, approximately 0.35 miles south of South Boulder Rd. on McCaslin Blvd. in Section 12, Township 1S, Range 70W.

Docket BCCP-18-0003: Comprehensive Plan Public Health Element Addition
In December 2017 Planning Commission expressed support for work toward developing a new Public Health element for the Boulder County Comprehensive Plan (BCCP), and Public Health and Land Use staff are working collaboratively to shape the new element. The purpose of this element is to outline the county’s vision and values for the health of all county residents. These goals and policies will guide regulations, funding requests and program development by the county. This new element will assemble all public health-related BCCP content in one place while expanding the scope of topics previously addressed. The new public health element will explicitly link the built and natural environment and the health of residents, and establish a policy framework for supporting long-term strategies that impact behavior to enhance health outcomes.

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of this discussion is to introduce the Planning Commissioners to the history and process of e-bike outreach in Boulder County to date, to outline a process for considering a revision to the passive recreation definition, and to solicit Planning Commission input on design of the pilot study to ensure they get the information they will need for consideration of this question.

Detailed information regarding this item 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.

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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 hearings and aid the Commission members in their consideration.

**SUBDIVISION FILING**

Request for a combined preliminary plan and final plat for the creation of seven lots within the planned unit development of Nwot Hill, using Transferable Development Rights, submitted by Nwot Hill LLC and Midridge Development Corporation.

**Public Hearing**

March 5, 2018

Place: Commissioners’ Hearing Room, Third Floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, Colorado

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 item are requested to attend such hearing and aid the Commission members in their consideration.

**PUBLISHER’S AFFIDAVIT**

Crystal Musser, 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):

   Dec 5, 2018
Public Hearing - Corrected Notice
Boulder County, Colorado
Planning Commission

Date: December 19, 2018
Time: 1:30 P.M.
Place: Commissioners’ Hearing Room, Third Floor, Boulder County Courthouse, 1325 Pearl Street

Notice 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 encouraged to attend such hearings and give the Commission members their consideration.

Docket 50-18-001: Niwot Hills Tor Pub Subdivision Filing 3
Request for a combined preliminary plan and final plat for the creation of seven lots within the planned unit development of Niwot Hills using Transferable Development Rights, submitted by Niwot Hills LLC and Ridgeline Development Corporation. This proposal is located in the Agricultural (A) Zoning District, at 6 Niwot Hills Dr., Parcel 61355252100X, on the southwest corner of Niwot Road and North 69th Street, in Section 32, Township 36N, Range 69W.

Docket 50-18-0419: Rock Creek Church
Original proposal was a Special Use Review to add a modular, 3,500-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and office; to increase the number of people allowed on site from 258 to 325; to increase parking allowance from 98 spaces to 125 spaces; and to pave and normalize the parking area. The amended proposal is for a Special Use Review to add a modular 3,500-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and office; to increase the number of people allowed on site from 258 to 325; to increase parking allowance from 98 spaces to 125 spaces; and to pave and normalize the parking area. The proposal has been submitted by Rock Creek Church, John Molver and Jared Valley. The proposal is located in the Estate Residential (ER) Zoning District, at 225 Majestic View Drive, approximately 0.5 miles south of South Boulder Rd., on McCaslin Blvd., in Section 12, Township 15, Range 69W.

Docket BCPP-18-0003: Comprehensive Plan Public Health Element Addition
In December 2017 Planning Commission expressed support for work toward developing a new Public Health element for the Boulder County Comprehensive Plan (BCCP), and Public Health and Land Use staff are working collaboratively to shape the new element. The purpose of this element is to outline the county’s vision and values for the health of all county residents. These values and goals will guide regulations, funding requests, and program development by the county. This new element will attempt to address all public health-related topics in one document that can be considered together.

Docket 51-18-0113: Prairie Mountain Media, LLC
The undersigned, Crystal Musser, 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):
   Dec 17, 2018

[Signature]

Subscribed and sworn to me before me this 17th day of December, 2018

[Seal]

Notary Public

MELISSA L. HAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2064649936
MY COMMISSION EXPIRES DECEMBER 11, 2022

Account: 1050753
Ad Number: 1545570
Fee: $0.00
On Wednesday, December 19, 2018, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:33 p.m. and adjourning at approximately 6:54 p.m.

Commissioners Present: Gavin McMillan, Doug Young, Lieschen Gargano (Vice-Chair), Dan Hilton (Chair), Ann Goldfarb (Second Vice-Chair), Sam Fitch, Sam Libby.

Commissioners Excused: Natalie Feinberg Lopez and Mark Bloomfield

Boulder County Staff Present: Liz Cross (Assistant County Attorney), David Hughes (Deputy County Attorney), Kim Sanchez, Christy Wiseman, Nicole Wobus, Summer Frederick, Marc Ambrosi, Brian James (Transportation Department), Brett Mozzetti (Transportation Department), Rick Hackett, Rachel Armdt (Public Health), Amelia Hulbert (Public Health), Tina Nielsen (Parks & Open Space), Eric Lane (Parks & Open Space), Anna Milner.

Others: 10-15

ROLL CALL

Planning Commissioners Present:
Gavin McMillan
Doug Young
Lieschen Gargano (Vice-Chair)
Dan Hilton (Chair)
Ann Goldfarb (Second Vice-Chair)
Sam Fitch
Sam Libby

MINUTES

MOTION: Doug Young MOVED that the Boulder County Planning Commission APPROVE the Minutes from the November 28, 2018 Planning
Commission Hearing as written.

SECOND: Lieschen Gargano

VOTE: Motion PASSED {6 to 1} Abstained: Sam Libby

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

Nicole Wobus, Long Range Planning Manager provided an update on the agriculture-related Code amendments (DC-18-0003) to let Planning Commission know that the amendments were approved by the Board of County Commissioners (BOCC) at a hearing on December 13. She noted that the BOCC concurred with Planning Commission’s recommendation to monitor progress and outcomes under the new Code provisions, and explained that staff would present a proposed plan for that effort in the coming months.

EXECUTIVE SESSION

MOTION: Dan Hilton MOVED that the Boulder County Planning Commission enter an executive session for legal advice under C.R.S. 24-6-402(4)(b) regarding Rock Creek Church Docket No. SU-18-0019.

SECOND: Lieschen Gargano

VOTE: Motion PASSED {7 to 0}

**The Planning Commissioners exited the hearing room at approximately 1:36 p.m., and returned at approximately 1:58 p.m.**

Docket SD-18-0001: NIWOT HILLS TDR PUD SUBDIVISION FILING 2

Summer Frederick, Principal Planner, presented the application for Jason Markel, Ridgeline Development Corporation, and Niwot Hills LLC, request for a combined preliminary plan and final plat for the creation of seven lots within the planned unit development of Niwot Hills using Transferable Development Rights. The proposal is located in the Agricultural (A) Zoning District, At 0 Niwot Hills Dr., Parcel #131532025007, on the southwest corner of Niwot Road and North 95th Street, in Section 32, Township 2N, Range 69W.

PUBLIC HEARING OPENED

SPEAKERS: Heidi West – 9348 Hills View Drive.

PUBLIC HEARING CLOSED

MOTION: Lieschen Gargano MOVED that the Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY APPROVE Docket SD-18-0001: NIWOT HILLS TDR PUD SUBDIVISION FILING 2 with the following nine (9) conditions as listed in the recommendation slides of staff’s presentation.
SECOND: Ann Goldfarb

CONDITIONS OF APPROVAL:
1. The Applicant shall be subject to the dedication requirements for schools, parks, and roads, per Article 7-1300 of the Land Use Code.
2. The Applicant shall be subject to all Mountain View Fire Protection District requirements for fire protection, Left Hand Water District requirements for public water service, and Niwot Sanitation District requirements for sewer service.
3. Development within the Niwot Hills TDR/PUD shall be subject to the appropriate County growth management plan and/or open space-impact fee and school impact fee plans, if and when adopted.
4. A final plat map which complies with Article 3-203.5 shall be recorded. Prior to recordation of the final plat, the Plat shall be reviewed by the Land Use Department.
5. Development on the platted lots shall be subject to the standards and requirements set forth in the adopted Amended Design Guidelines – Rules and Regulations for Niwot Hills that was adopted by the Niwot Hills Homeowners Association in July of 2016.
6. Sending units shall come from the Sending Site area designated on the Niwot TDR Area Map for the Niwot Hills TDR/PUD, as required in Section 6-700(K) of the Land Use Code. Filing 2 shall consist of eight transferred development rights.
7. The County Land Use, County Transportation, County Parks & Open Space, and County Attorney staffs shall review and approve, as necessary, all final plat documents, including but not limited to a final plat, subdivision/development agreement, and amended covenants prior to recordation.
8. Prior to recordation of the final plat, the Applicant shall provide a development agreement in compliance with Article 3-206(B) of the Land Use Code.
9. The Applicant shall be subject to the terms, conditions, and commitments of record for the Docket (all approved subdivision phases).

VOTE: Motion PASSED {7 to 0}

Docket SU-18-0019: Rock Creek Church

Marc Ambrosi, Planner II, presented the application for Rock Creek Church, John McGovern, and Josh Valdez. The original proposal was a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices; to increase the number of people allowed on site from 250 to 325; to increase parking allowance from 98 spaces to 125 spaces; and to pave and the parking area. The amended proposal is for a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices, and to pave and formalize the parking area. The proposal is located in the Estate Residential (ER) Zoning District, at 225 Majestic View Drive, approximately 0.35 miles south of South Boulder Rd. on McCaslin Blvd. in Section 12, Township 1S, Range 70W.

PUBLIC HEARING OPENED
SPEAKERS: Applicant Patrick Rice; Alan Higham – 173 S. 80th Street; Alice Ranney - 335 Majestic View Drive; Staci Collins - 305 Majestic View Drive

PUBLIC HEARING CLOSED

MOTION: Lieschen Gargano MOVED the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket SU-18-0019: Rock Creek Church subject to the conditions in staff packet with following amendments:

1) Staff will remove Condition 6 as it is addressed by Condition 12.

2) Staff will modify Condition 11 to change “fellowship hall” to “new structure.”
   In the row of the table referring to “Height,” staff will amend the language to read “no higher than the existing building.”
   In the row of the table referring to the “Size,” staff will remove language and numbers for the total sq. Ft and the sq. ft of existing structures, leaving only the size of the proposed structure – “3,920 sq. ft.”.

3) Staff will modify Condition 12 to change the word “facade” to “exterior.”

4) Staff will modify Condition 14 to add additional language that reads “The Applicant shall pay special attention to Condition 9 as the site has exceptional visual impact needs, and also introduce vegetation into the parking area to make area more compatible with surrounding landscape”

5) Staff will modify Condition 15 to correct the docket number to: SU-18-0019.

SECOND: Sam Libby

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. Type of Development – A facility with a maximum occupancy of 250 persons whose primary use is for church purposes.
3. The applicant shall provide 98 parking spaces, which shall be paved, with the recommendation from the Land Use Department that a permeable driving surface be implemented for the parking area, if possible.
4. The Applicant shall comply with all applicable requirements of Boulder County Transportation Department. This includes providing engineering, grading, and drainage plans with contours and elevations shown, that must be signed and stamped
5. The Applicant shall acquire a storm water quality permit prior to issuance of building permits.

6. The Applicant shall match the façade of the new structure with the stone façade on the existing church.

6. The Applicant shall provide site plans with utilities located, and shall receive written approval for the plans by Xcel Energy in advance if building permit issuance.

7. The Applicant shall comply with all Boulder County Building Safety & Inspection Services requirements, as listed in the referral response letter. All new construction shall be subject to all applicable requirements of the Boulder County Building Code.

8. The Applicant shall implement sediment and erosion control during construction.

9. The Applicant shall replace all exterior lighting fixtures that do not comply with the Land Use Code with fixtures that are acceptable per Code requirements prior to the issuance of any permits. No new lighting is either proposed or approved for the parking lot that is to be paved. Prior to the issuance of any permits, one copy of the proposed lighting plan with details for all exterior lighting must be submitted to and approved by the Land Use Department. Down-lighting is required, and all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. The lighting plan must indicate the location of all exterior fixtures on the site and structure(s), and must include cut sheets (manufacturer’s specifications with picture or diagram) of all proposed fixtures. Prior to final inspection or issuance of Certificate of Occupancy, the full installation of the approved lighting plan must be inspected and approved by the Land Use Department.

10. HEIGHT, SIZE, LOCATION, EXTERIOR MATERIALS, AND COLOR SUMMARY – The following items have been reviewed and are approved as proposed in the application materials:

<table>
<thead>
<tr>
<th>New Structure</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height:</td>
<td>No higher than the existing structure</td>
</tr>
<tr>
<td>Size:</td>
<td>3,920 square feet</td>
</tr>
<tr>
<td>Location:</td>
<td>As shown in the site plan</td>
</tr>
</tbody>
</table>

11. Prior to the issuance of any permit, one set of samples (color chips, brochure, or catalog page) of all exterior colors to be used must be submitted to and approved by the Land Use Department. The proposed colors and façade shall be chosen to ensure that they will be compatible with the area and existing building, and will not result in an adverse impact on surrounding properties. The exterior shall be matched to the existing church exterior.

12. A detailed Re-vegetation Plan is required that includes all native species to be used, with grass seed application rates, an explanation of the treatment of excavated topsoils, mapping of disturbance sites with resulting slopes (this includes all construction staging areas, utility lines, and onsite wastewater system). New horticultural plantings should emphasize xeriscaping principles. Prior to issuance of
building or grading permits, submit to the Land Use Department for review and approval one copy of a Re-vegetation Plan and aggressive weed control plan. Prior to final inspection, the full installation of the approved Re-vegetation Plan must be inspected and approved by the Land Use Department. All areas of exposed soil must be revegetated.

If weather is not conducive to seeding or if adequate re-vegetation efforts have not occurred and vegetation is not adequately established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account must be provided to assure completion of re-vegetation. What is considered “adequate re-vegetation” is influenced by the amount of site disturbance, potential for significant erosion (steep slopes), and visibility. In all cases some level of germination and growth is required. Note that areas of disturbance not included on the site plan are still subject to reseeding.

13. Prior to the issuance of any permits, one copy of the proposed Landscaping Plan must be submitted to and approved by the Land Use Department. The Applicant shall pay special attention to Special Use Review (4-601) Criteria 9, which reads: “The use will be adequately buffered or screened to mitigate any undue visual impacts of the use,” as the site has exceptional visual impact needs. The Applicant’s Landscaping Plan must also introduce vegetation into the parking area to make area more compatible with surrounding landscape. This plan shall include a complete list of plant species proposed for planting; i.e., all grasses, forbs, shrubs and trees. These are not currently listed on the Site Plan. All new landscaping shall be of a low-water variety and in keeping with the existing vegetation. Prior to final inspection, the full installation of the landscaping and re-vegetation plan must be inspected and approved by the Land Use Department. If weather is not conducive to installing the re-vegetation and landscaping improvements or if adequate re-vegetation efforts have not occurred and vegetation and landscaping is not adequately established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account will be required to assure the success of re-vegetation and landscaping.

14. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-18-0019: ROCK CREEK CHURCH. The conditions of approval included herein supersede any previous existing development agreements.

VOTE: Motion PASSED {6 to 1}

YES
Gavin McMillan
Doug Young
Lieschen Gargano
Ann Goldfarb
Sam Fitch
Sam Libby

NO
Dan Hilton

**At approximately 4:19 p.m., Planning Commissioner Lieschen Gargano exited the hearing room to leave for the day. Also, the remaining Planning Commissioners took a 10-minute break, reconvening at approximately 4:30 p.m.**

Docket BCCP-18-0003: Comprehensive Plan Public Health Element Addition
Nicole Wobus, Long Range Planning Manager for Land Use, and Public Health Department staff Rachel Arndt, Built Environment and HEAL Coordinator, and Amelia Hulbert, HEAL Specialist, led a study session to discuss the addition of a Public Health Element to the Boulder County Comprehensive Plan (BCCP) and gather feedback on initial draft content. Jose Ruano, Long Range Planner I, is the lead Land Use staff person for this work but was unable to present due to illness. Staff presented background and research related to the proposed new element, as well as a summary of proposed goals and policies, and discussion questions for Planning Commission (PC). Staff requested PC feedback on seven discussion questions, as well as any other topics.

PC members expressed general support for the goals addressed in the draft element and suggested several additions and clarifications. Specifically, PC suggested clarifying upfront in the element which goals are unique to the public health element and which overlap with content in other existing elements. PC also requested that staff consider strategies related to access to care and aging populations.

Staff asked about the appropriate level of detail for goals and policies related to open space and recreation. PC stated that the BCCP typically does not include programmatic elements and that content related to open space and recreation should be high level, with language such as, “Boulder County will make open space as accessible as possible to all residents.”

Staff asked if it would be appropriate to add language similar to that in the Boulder Valley Comprehensive Plan (BVCP) related to accessibility and mobility for all under the transportation and accessibility-related goal. PC suggested language that mirrors the BVCP with regard to giving people options to live well without a car.

Staff asked what opportunities exist to align the housing-related language in the public health element with the goals and policies related to mobile home parks that are set forth in the BVCP. PC suggested clarifying between mobile homes and manufactured homes, and looking at other ways of offering low cost manufactured housing aside from mobile homes. PC also suggested broadening the scope of the housing-related goal and policies to address the relationship between housing and public health more generally (i.e., not limiting the language specifically to preservation of existing affordable housing). PC also recommended focusing housing content in this element on the health outcomes of housing to minimize overlap with the housing element.

Staff asked if it would be appropriate to add a policy to address mold under the housing-related goal. PC commented that and the goal could be broadened to include mold. PC also mentioned addressing renters and vulnerable populations might be helpful in showing the health disparities and impacts.

PC also suggested considering the aging population in all policies, and adding language encouraging access to affordable health care and related services, and affordable healthy food. PC asked staff whether there were more specific ways to address the topic of gun violence, as the current draft simply recognizes it as a public health issue. PC supported simply recognizing gun violence as a public health issue as a starting point if more specific, appropriate strategies are not yet identified. However, PC asked to add identify suicide as a public health issue as well.

No action was taken on this study session item, nor was the item opened for public testimony.

**At approximately 4:45 p.m., Planning Commissioner Gavin McMillan exited the hearing room to leave for the day.**
Tina Nielsen presented an overview of the county’s efforts during the past several months to determine an appropriate path forward for addressing potential use of e-bikes on Parks and Open Space trails. She shared outcomes from two BOCC hearings that took place during the summer and fall of 2018, most notably that there will be a pilot study in 2019 to research the use of e-bikes on Parks and Open Space trails. She presented discussion questions and sought Planning Commission (PC) feedback on how the pilot should proceed, and the scope of a potential future change to the Boulder County Comprehensive Plan (BCCP) Open Space element definition of passive recreation.

Planning Commission provided input and suggestions in the following areas:

- Highlighted the importance of survey design and sampling methods to achieve results representative of the population.
- Asked if survey data would be collected throughout the year (or at increments during the year) to provide time series data that may reveal monthly or quarterly trends.
- Suggested gathering data on speed and traffic counts and/or total traffic volume.
- Suggested giving careful consideration to the research questions and how the data will ultimately be used, and offered some potential research questions (e.g., exploring perceptions of Class 1 vs. Class 2 e-bikes, and comparing pilot outcomes on regional trails vs. plains trails, etc.).
- Questioned whether the scope of the pilot study should include Class 3 e-bikes.
- Supported the idea of at least one joint study session with the Board of County Commissioners. Ideally one would take place late in the first quarter of 2019, and potentially an additional session would take place after the pilot is complete to review outcomes.
- Asked about the possibility of changing the definition of “bicycling” in the BCCP rather than changing the definition of passive recreation, though Tina explained that the BOCC was not comfortable with changing that definition to default to State law.
- Supported adding e-bikes to the current passive recreation definition, but did not support providing a broad definition that would allow additional mobility technologies such as hover boards.
- Suggested developing a map resource to help stakeholders understand the connections between trails in the unincorporated county and municipalities (where e-bikes have been approved).
- Commented on the importance of testing e-bikes before forming a perspective on their appropriateness on open space trails, and noting their potential transformative effect on community and broader mobility trends.
- Noted that for the purposes of the pilot the difficulty of identifying e-bikes may prove challenging (e.g., someone on a trail may be passed by an e-bike and not be aware of it).
- Suggested e-bike safety may be treated similarly to ski areas where there are designated slow zones that warrant heightened attention to speed and congestion.

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.