



# 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

**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)

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

**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)  
Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-18-0019>

**6. 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.  
*Action Requested: None. Information item only.*

No Public Testimony Will Be Taken.

(Staff Planner: Nicole Wobus)

Webpage: <https://www.bouldercounty.org/property-and-land/land-use/planning/boulder-county-comprehensive-plan/update/public-health-element-bccp-18-0003/>

**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.*

No Public Testimony Will Be Taken.

(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](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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## **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)

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

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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)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-18-0019>

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Action Requested: None. Information item only.

No Public Testimony Will Be Taken.

(Staff Planner: Nicole Wobus)

Webpage: <https://www.bouldercounty.org/property-and-land/land-use/planning/boulder-county-comprehensive-plan/update/public-health-element-bccp-18-0003/>

**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**

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## 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.

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

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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 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 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.

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Published: December 5, 2018-- Daily Times-Call



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## **PUBLIC HEARING – CORRECTED NOTICE BOULDER COUNTY, COLORADO PLANNING COMMISSION**

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

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Published: December 5, 2018-- Daily Times-Call

**PUBLIC HEARING  
BOULDER COUNTY, COLORADO  
BOARD OF ADJUSTMENT**

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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Published: Longmont Times-Call December 5, 2018 - 1541966

Prairie Mountain Media, LLC

**PUBLISHER'S AFFIDAVIT**

County of Boulder  
State of Colorado

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 5, 2018

  
Signature

Subscribed and sworn to me before me this  
5th day of December, 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: 1541966  
Fee: \$79.75

**PUBLIC HEARING - CORRECTED NOTICE  
BOULDER COUNTY, COLORADO  
PLANNING COMMISSION**

DATE: December 19, 2018  
TIME: 1:30 P.M.  
PLACE: Commissioners' Hearing  
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Published: Longmont Times-Call December 17, 2018 - 1545570

Prairie Mountain Media, LLC

**PUBLISHER'S AFFIDAVIT**

County of Boulder  
State of Colorado

The undersigned, Crystal Musser, being first duly sworn under oath, states and affirms as follows:

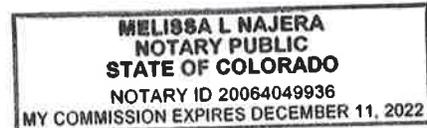
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets 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  
17<sup>th</sup> day of December, 2018.

  
Notary Public



(SEAL)

Account: 1050753  
Ad Number: 1545570  
Fee: \$0.00



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**BOULDER COUNTY PLANNING  
COMMISSION**

**MINUTES**  
**December 19, 2018**

**AFTERNOON SESSION – 1:30 PM**

**Hearing Room, Third Floor,  
County Courthouse, Boulder**  
*{Approved on January 16, 2019}*

2

**PUBLIC HEARING**

**AFTERNOON SESSION – 1:30 PM**

4

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.

6

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

8

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Commissioners Excused: Natalie Feinberg Lopez and Mark Bloomfield

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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 Arndt (Public Health), Amelia Hulbert (Public Health), Tina Nielsen (Parks & Open Space), Eric Lane (Parks & Open Space), Anna Milner.

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Others: 10-15

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**ROLL CALL**

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**Planning Commissioners Present:**

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

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**MINUTES**

36

**MOTION: Doug Young MOVED that the Boulder County Planning Commission APPROVE the Minutes from the November 28, 2018 Planning**

Commission Hearing as written.

38

**SECOND: Lieschen Gargano**

40

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

42

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

44

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.

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50

**EXECUTIVE SESSION**

52

54

**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.**

56

58

**SECOND: Lieschen Gargano**

60

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

62

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

64

66

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

68

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.

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74

**PUBLIC HEARING OPENED**

76

**SPEAKERS: Heidi West – 9348 Hills View Drive.**

78

**PUBLIC HEARING CLOSED**

80

82

**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.**

84

86

88           **SECOND:     Ann Goldfarb**

90           **CONDITIONS OF APPROVAL:**

- 92           1.       The Applicant shall be subject to the dedication requirements for schools, parks, and roads, per Article 7-1300 of the Land Use Code.
- 94           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.
- 96
- 98           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.
- 100
- 102          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.
- 104
- 106          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.
- 108          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.
- 110
- 112          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.
- 114
- 116          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.
- 118
- 120          9.       The Applicant shall be subject to the terms, conditions, and commitments of record for the Docket (all approved subdivision phases).
- 122

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

<b><u>Docket SU-18-0019: Rock Creek Church</u></b>
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128       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.

138           **PUBLIC HEARING OPENED**

140

**SPEAKERS:** Applicant Patrick Rice; Alan Higham – 173 S. 80<sup>th</sup> Street;  
142 Alice Ranney - 335 Majestic View Drive; Staci Collins - 305 Majestic View  
144 Drive

**PUBLIC HEARING CLOSED**

146

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

152

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

154

2) Staff will modify Condition 11 to change “fellowship hall” to “new structure.”

156

In the row of the table referring to “Height,” staff will amend the language to read “no higher than the existing building.”

158

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.”

160

162

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

164

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”

166

168

170

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

172

174

**SECOND: Sam Libby**

176

**CONDITIONS OF APPROVAL:**

178

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.

180

182

2. Type of Development – A facility with a maximum occupancy of 250 persons whose primary use is for church purposes.

184

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.

186

188

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

190

192

- 194 by a Colorado registered Professional Engineer, Landscape Architect, or Architect  
 and will be required in advance of issuance of a building permit.
- 196 5. The Applicant shall acquire a storm water quality permit prior to issuance of building  
 permits.
- 198 ~~6. The Applicant shall match the façade of the new structure with the stone façade on~~  
 200 ~~the existing church.~~
- 202 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.
- 204
- 206 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.
- 208
- 210 8. The Applicant shall implement sediment and erosion control during construction.
- 212 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  
 214 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  
 216 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  
 218 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  
 220 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  
 222 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.
- 224 10. HEIGHT, SIZE, LOCATION, EXTERIOR MATERIALS, AND COLOR  
 226 SUMMARY – The following items have been reviewed and are approved as  
 proposed in the application materials:

<b>New Structure</b>	
	<b>Description</b>
<b>Height:</b>	No higher than the existing structure
<b>Size:</b>	3,920 square feet
<b>Location:</b>	As shown in the site plan

- 228
- 230 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  
 232 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  
 234 an adverse impact on surrounding properties. The exterior shall be matched to the  
 existing church exterior.
- 236 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  
 238 topsoils, mapping of disturbance sites with resulting slopes (this includes all  
 construction staging areas, utility lines, and onsite wastewater system). New  
 240 horticultural plantings should emphasize xeriscaping principles. Prior to issuance of

242 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  
244 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.

246  
248 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  
250 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  
252 "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  
254 germination and growth is required. Note that areas of disturbance not included on  
the site plan are still subject to reseeded.

256 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  
258 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,*"  
260 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  
262 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  
264 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  
266 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  
268 landscaping improvements or if adequate re-vegetation efforts have not occurred and  
vegetation and landscaping is not adequately established at the time of final  
270 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  
272 landscaping.

274 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  
276 approval included herein supersede any previous existing development agreements.

278 **VOTE: Motion PASSED {6 to 1}**

280	<b><u>YES</u></b>	<b><u>NO</u></b>
	Gavin McMillan	Dan Hilton
282	Doug Young	
	Lieschen Gargano	
284	Ann Goldfarb	
	Sam Fitch	
286	Sam Libby	

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

292 **Docket BCCP-18-0003: Comprehensive Plan Public Health Element Addition**

294

296 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  
298 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  
300 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  
302 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.

304 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  
306 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  
308 populations.

310 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  
312 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."

314 Staff asked if it would be appropriate to add language similar to that in the Boulder Valley  
316 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  
318 options to live well without a car.

320 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  
322 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  
324 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).  
326 PC also recommended focusing housing content in this element on the health outcomes of housing to  
minimize overlap with the housing element.

328 Staff asked if it would be appropriate to add a policy to address mold under the housing-related goal.  
330 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.

332 PC also suggested considering the aging population in all policies, and adding language encouraging  
334 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  
336 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.  
338 However, PC asked to add identify suicide as a public health issue as well.

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

342 *\*\*At approximately 4:45 p.m., Planning Commissioner Gavin McMillan exited the hearing room  
to leave for the day.\*\**

344

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

348

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.

356

Planning Commission provided input and suggestions in the following areas:

358

- Highlighted the importance of survey design and sampling methods to achieve results representative of the population.

360

- 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.

362

- Suggested gathering data on speed and traffic counts and/or total traffic volume.

364

- 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.).

366

- Questioned whether the scope of the pilot study should include Class 3 e-bikes.

368

- 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.

370

- 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.

372

- 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.

376

- 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).

378

- 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.

382

- 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).

384

- 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.

386

**ADJOURNED**

388

*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.*