



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

WEDNESDAY, AUGUST 21, 2019 AT 1:30 P.M.

MEETINGS ARE HELD IN THE THIRD FLOOR HEARING ROOM, COUNTY COURTHOUSE
1325 PEARL STREET, BOULDER, COLORADO

This agenda is subject to change. Please call ahead to confirm an item of interest (303-441-3930). Public comments are taken at meetings designated as Public Hearings. For special assistance, contact our ADA Coordinator (303-441-3525) at least 48 hours in advance.

To access the video streams for all Planning Commission meetings, please go to
<http://bouldercountyco.igmp2.com>

Call to Order

Roll Call

Approval of Minutes/Miscellaneous Business

Approval of Meeting Minutes from July 17, 2019.

Staff Updates

Items

**1. Docket SU-19-0008: Mountain States Children's Home [TABLED INDEFINITELY]
Public Hearing**

Request: Special Review to approve a Group Care Home on an approximately 4.6-acre parcel at 14516 N. 107th Street.
Location: 14516 N. 107th Street, on the east side of N 107th Street (US 287), approximately 0.6 mile south of its intersection with Yellowstone Road, in Section 10, Township 3N, Range 69W.
Zoning: Agricultural (A) Zoning District
Applicant: Mountain States Children's Home c/o Randy Schow
Property Owner: McFarland Family Living Trust c/o James McFarland

Action Requested: Recommendation to BOCC

Public testimony will be taken

Staff Planner(s): Summer Frederick

**2. Docket SU-19-0005: Zayo Small Cell Tower
Public Hearing**

Request: Special Use Review for a 32' Small Cell Tower on a Class 5 wooden pole with a stealth equipment cabinet.
Location: Located in the CDOT right-of-way on US 36 between Violet Ave. and Yarmouth Ave. (Lat: 40.056975, Lon: -105.269154), in Section 18, Township 1N, Range 70W.
Zoning: Rural Residential (RR) Zoning District
Applicant: Zayo Group c/o Grant Crist
Property Owner: Colorado Department of Transportation

Action Requested: Recommendation to BOCC

Public testimony will be taken
Staff Planner(s): Marc Ambrosi

**3. Boulder County Land Use Code and Comprehensive Plan Updates Work Plan
Public Meeting**

Staff will review the current work plan for upcoming Land Use Code and Comprehensive Plan update activities and will answer questions and receive Planning Commission feedback on the proposed plan.

Action Requested: None, Information item only

No public testimony will be taken

Staff Planner(s): Nicole Wobus

Adjournment

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.



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PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: August 21, 2019
TIME: 1:30 P.M.
PLACE: Commissioners' Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl Street

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Docket SU-16-0004: East Side Art Institute

Special Review and Site Specific Development Plan for an Educational Facility with 14,488 square feet of structures on an approximately 14.25-acre parcel located at 10500 Isabelle Road, submitted by Isabelle Estates, Inc. and East Side Art Institute, Inc. The proposed project is in the Agricultural (A) Zoning District, at 10500 Isabelle Road, approximately 1,600 feet west of the intersection of Hwy 287 and Isabelle Rd., in Section 22, Township 1N, Range 69W.

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Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing

Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner

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: August 7, 2019-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2019\pc-hearing-notice-20190821.DOC



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Published: August 8, 2019-- Daily Times-Call

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Item to be tabled indefinitely.

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Published: August 13, 2019-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2019\pc-hearing-notice-revised2-20190821.DOC

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

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Published: Longmont Times Call August 7, 2019--1624911

Prairie Mountain Media, LLC

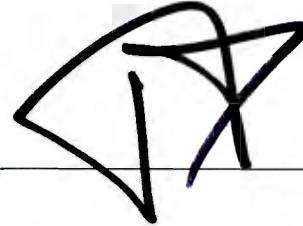
PUBLISHER'S AFFIDAVIT

**County of Boulder
State of Colorado**

The undersigned, JD Geddes, 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):

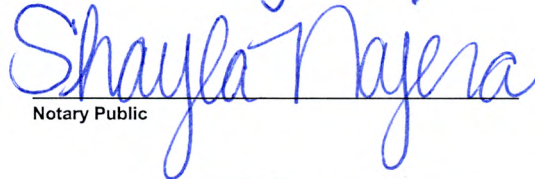
Aug 7, 2019



Signature

Subscribed and sworn to me before me this

7th day of August, 2019.



Notary Public

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

(SEAL)

Account: 1050753
Ad Number: 1624911
Fee: \$64.67

PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

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Published: Longmont Times Call August 8, 2019--1625365

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

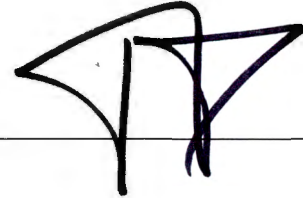
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Aug 8, 2019

Signature



Subscribed and sworn to me before me this

8th day of August, 2019.

Shayla Najera
Notary Public

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

(SEAL)

Account: 1050753
Ad Number: 1625365
Fee: \$55.97

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

DATE: August 21, 2019
TIME: 1:30 P.M.
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Published: Longmont Times Call August 13, 2019--1626658

Prairie Mountain Media, LLC

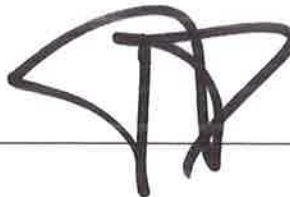
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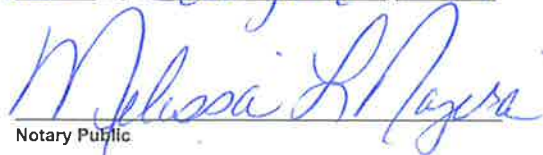
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Signature

Subscribed and sworn to me before me this

13th day of August, 2019.


Notary Public

(SEAL)

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
MY COMMISSION EXPIRES DECEMBER 11, 2022

Account: 1050753
Ad Number: 1626658
Fee: \$56.84



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**MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, WEDNESDAY, AUGUST 21, 2019
{Approved September 18, 2019}**

The Planning Commission of Boulder County held a regular afternoon session in the Board of County Commissioners' Hearing Room, Third Floor, Courthouse, Boulder Colorado, on Wednesday, August 21, 2019.

Call to Order

The meeting was called to order at 1:31 p.m. by Chair Lieschen Gargano.

Roll Call

Members Present: Vice-Chair Ann Goldfarb
 Daniel Hilton
 Gavin McMillan
 Chair Lieschen Gargano
 Mark Bloomfield
 Sam Fitch
 Melanie Nieske
 Todd Quigley

Members Excused: Sam Libby Second Vice-Chair

Approval of Minutes/Miscellaneous Business

Approval of Meeting Minutes from July 17, 2019.

MOTION: Sam Fitch MOVED that the Boulder County Planning Commission APPROVE the minutes from the July 17, 2019 meeting.

SECOND: Mark Bloomfield

VOTE: Motion PASSED {8:0}

Staff Updates

Nicole Wobus, Long Range Planning Manager, provided an update on the date scheduled for the joint Planning Commission-Board of County Commissioners study session on telecommunication topics. The study session is scheduled for October 15 at 2pm.

Items

1. **2110 : Docket SU-19-0008: Mountain States Children's Home [TABLED INDEFINITELY] Public Hearing**
2. **Docket SU-19-0005: Zayo Small Cell Tower Public Hearing**

Marc Ambrosi, Planner II, presented the application for a Special Use Review for a 32' Small Cell Tower on a Class 5 wooden pole with a stealth equipment cabinet. The application was submitted by Zayo Group c/o Grant Crist on behalf of Sprint.

The subject property is in the Rural Residential (RR) Zoning District, located in the CDOT right-of-way on US 36 between Violet Ave. and Yarmouth Ave. (Lat: 40.056975, Lon: -105.269154), in Section 18, Township 1N, Range 70W.

PUBLIC HEARING OPENED

SPEAKERS: Grant Crist, Project Manager, Zayo Group (Applicant); Josh Almond, Project Manager, Zayo Group (Applicant)

PUBLIC HEARING CLOSED

MOTION: Ann Goldfarb **MOVED** that the Boulder County Planning Commission recommend that the Board of County Commissioners **CONDITIONALLY APPROVE Docket SU-19-0005: Zayo Small Cell Tower** subject to the following conditions listed in the Staff Report.

SECOND: Melanie Nieske

1. The Applicant shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of any permits by the Boulder County Land Use Department and prior to the recordation of said agreement.
2. The Applicant is subject to all applicable, CDOT, Xcel, and Boulder County Building Division requirements for permits.
3. The tower must include devices that prevent birds from perching on the tower and wireless equipment.
4. The applicant shall provide a traffic management plan for construction.
5. In accordance with the applicant's commitment of record, the applicant shall reasonably accommodate colocation requests for future use of the approved facility. Any such requests that substantially modify this approval shall require an amendment to this Special Use Review.
6. Prior to final inspection, areas disturbed during construction shall be revegetated and otherwise returned to its pre-construction condition.
7. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-19-0005: ZAYO SMALL CELL TOWER.

VOTE: Motion PASSED {8:0}

3. Boulder County Land Use Code and Comprehensive Plan Updates Work Plan Public Meeting

Nicole Wobus, Long Range Planning Manager, and Christy Wiseman, Planner I, presented the Boulder County Land Use Code and Comprehensive Plan (BCCP) Updates Work Plan to the Planning Commission. Planning Commissioners expressed support for the proposed work plan and provided feedback on a variety of topics. Feedback including requests to: prioritize and expedite housing-related projects; take a closer look at outcomes of the March 2019 study session on sustainable agriculture to explore what additional actions are needed to carry forward the agriculture community's priorities; consider options for additional policy guidance to inform future requests to add natural gas pipeline capacity; and add a review of the BCCP Transportation element to the work plan.

MOTION: Gavin McMillan **MOVED** that the Boulder County Planning Commission authorize staff to proceed with the BCCP-related work plan items as discussed in this meeting today and as shown in Attachment A to the staff report.

SECOND: Lieschen Gargano

VOTE: Motion PASSED {8:0}

Adjournment

The meeting was closed at 3:02 p.m.