



# Community Planning & Permitting

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

## MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

WEDNESDAY, AUGUST 19, 2020 AT 1:30 P.M.

**PLEASE NOTE:** Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission webpage in advance of the hearing ([www.boco.org/PC](http://www.boco.org/PC)).

This agenda is subject to change. Please call ahead or check the Planning Commission webpage to confirm an item of interest (303-441- 3930 / [www.boco.org/PC](http://www.boco.org/PC)). 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.

Information regarding how to participate in this virtual meeting will be available on the Planning Commission webpage in advance of the hearing (approximately August 12) at [www.boco.org/PC](http://www.boco.org/PC). There will be opportunity to provide public comment remotely on the subject dockets during the respective virtual Public Hearing portions for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (P.O. Box 471, Boulder, CO 80306) or email to [planner@bouldercounty.org](mailto:planner@bouldercounty.org). Please include the docket number of the subject item in your communication. Call 303-441-3930 or email [planner@bouldercounty.org](mailto:planner@bouldercounty.org) for more information.

### Call to Order

### Roll Call

### Approval of Minutes/Miscellaneous Business

Approval of meeting minutes from July 15, 2020

### Staff Updates

### Items

#### 1. Docket V-20-0004: Sharma Vacation

##### Public Hearing

Request: Request to vacate a portion of the Hygiene Road right-of-way along the southern property boundary of Parcel #120530000018 located at 8023 Hygiene Road.

Location: 8023 Hygiene Road, on the north side of Hygiene Road approximately one half mile east of its intersection with N. 75th Street, at Parcel Number 120530000018 in Section 30, Township 3N, Range 69W.

Zoning: Estate Residential

Applicant/Property Owner: Keerat & Stephanie Sharma

Website: [www.boco.org/V-20-0004](http://www.boco.org/V-20-0004)

*Action Requested: Recommendation to BOCC*

Public testimony will be taken

Staff Planner(s): Jasmine Rodenburg

**2. Docket SU-19-0009: Boulder Rifle Club, Inc.**

**Public Hearing**

Request: Special Use review to allow for the construction of 5 new ranges (300-yard, 200-yard, 100-meter, 50-meter, 25-meter), a 20,050-square-foot indoor range building, 5 3,132-square-foot range shelters, 3 144-square-foot bathroom facilities, and 1 1,612-square-foot existing range building on parcels #146307001001 and #146307001002.

Location: 4810 N. 26th Street, Parcel #s 146307001001 and 146307001002, at the northern terminus of N 26th Street, approximately 0.68 mile north of its intersection with US 36, in Section 7, Township 1N, Range 70W.

Zoning: Agricultural

Applicant/Property Owner: Boulder Rifle Club, Inc., c/o Steve Martin

Agent: Rosi Dennett, Front Range Land Solutions

Website: [www.boco.org/SU-19-0009](http://www.boco.org/SU-19-0009)

*Action Requested: Recommendation to BOCC*

Public testimony will be taken

Staff Planner(s): Summer Frederick

**Adjournment**



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## PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: August 19, 2020

TIME: 1:30 p.m.

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### **Docket V-20-0004: Sharma Vacation**

Request to vacate a portion of the Hygiene Road right-of-way along the southern property boundary of Parcel #120530000018 located at 8023 Hygiene Road. The application is submitted by Keerat & Stephanie Sharma. The proposal is in the Estate Residential (ER) Zoning District at 8023 Hygiene Road, on the north side of Hygiene Road approximately one half mile east of its intersection with N. 75th Street, at Parcel Number 120530000018 in Section 30, Township 3N, Range 69W.

Website: [www.boco.org/V-20-0004](http://www.boco.org/V-20-0004)

### **Docket SU-19-0009: Boulder Rifle Club, Inc.**

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Website: [www.boco.org/SU-19-0009](http://www.boco.org/SU-19-0009)

Due to COVID-19 response, many Boulder County office locations are closed until further notice. Detailed information regarding these items are available online at [www.boco.org/cpp](http://www.boco.org/cpp).

**Deb Gardner** County Commissioner

**Elise Jones** County Commissioner

**Matt Jones** County Commissioner

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: August 5, 2020-- Daily Times-Call

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PUBLIC HEARING  
BOULDER COUNTY, COLORADO  
PLANNING COMMISSION

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Published: Longmont Times Call August 5, 2020-1726543

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder  
State of Colorado

The undersigned, Elizabeth Maes, 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 5, 2020



Signature

Subscribed and sworn to me before me this

16th day of August, 2020.



Notary Public

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

(SEAL)

Account: 1050753  
Ad Number: 1726543  
Fee: \$62.64



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## MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, WEDNESDAY, AUGUST 19, 2020

*{Approved on September 16, 2020}*

The Planning Commission of Boulder County held a regular afternoon session virtually via Zoom.

### Call to Order

The meeting was called to order at 1:30 p.m. by Chair Ann Goldfarb.

### Roll Call

Members Present: Chair Ann Goldfarb  
Gavin McMillan  
Second Vice-Chair Mark Bloomfield  
Sam Fitch  
Vice-Chair Sam Libby

Members Excused: Daniel Hilton  
Lieschen Gargano  
Melanie Nieske  
Todd Quigley

### Approval of Minutes/Miscellaneous Business

Approval of meeting minutes from July 15, 2020

**MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from July 15, 2020.**

**SECOND: Sam Fitch**

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

### Staff Updates

None.

### Items

#### **1. Docket V-20-0004: Sharma Vacation**

##### **Public Hearing**

Jasmine Rodenburg, Senior Planner, presented the application for Stephanie and Keerat Sharma, request to vacate a portion of the Hygiene Road right-of-way along the southern property boundary of Parcel #120530000018 located at 8023 Hygiene Road. The proposal is in the Estate Residential (ER) Zoning District at 8023 Hygiene Road, on the north side of Hygiene Road approximately one half mile east of its intersection with N. 75th Street, at Parcel Number 120530000018 in Section 30, Township 3N, Range 69W.

##### **PUBLIC HEARING OPENED**

**SPEAKER:** Stephanie and Keerat Sharma (Applicants)

##### **PUBLIC HEARING CLOSED**

**MOTION: Gavin McMillan MOVED that Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY**

**APPROVE Docket V-20-0004: Sharma Vacation with the 4 conditions listed in the staff report.**

**SECOND: Sam Fitch**

1. This docket vacates only that portion of the Hygiene Road right-of-way along the southern property boundary of 8023 Hygiene Road (Parcel #120530000018) needed so that the southern property boundary of 8023 Hygiene Road matches the southern property boundary of 8065 Hygiene Road (Parcel #120530000020).
2. No structures may be built in the vacated portion of the Hygiene Road right-of-way.
3. The applicant shall meet all the post approval requirements (which include a new deed and new legal description approved by Community Planning & Permitting) within one year after the date of the Board of County Commissioners' Resolution approving this vacation. This Resolution and new deed shall be recorded with the County Clerk and Recorder's Office within this one-year timeframe. This vacation approval shall not be considered final or effective until this recordation. Finally, this vacation approval shall expire if recordation does not occur within the required one-year timeframe (unless an extension is granted).
4. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for docket V-20-0004 Sharma Vacation.

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

**2. Docket SU-19-0009: Boulder Rifle Club, Inc.**

**Public Hearing**

Summer Frederick, Planning Division Manager, presented the application for the Boulder Rifle Club Inc., Special Use review to allow for the construction of 5 new ranges (300-yard, 200-yard, 100-meter, 50-meter, 25-meter), a 20,050-square-foot indoor range building, 5 3,132-square-foot range shelters, 3 144-square-foot bathroom facilities, and 1 1,612-square-foot existing range building on parcels #146307001001 and #146307001002. The proposal is in the Agricultural zoning district, at 4810 N. 26th Street, Parcel #s 146307001001 and 146307001002, at the northern terminus of N 26th Street, approximately 0.68 mile north of its intersection with US 36, in Section 7, Township 1N, Range 70W.

**PUBLIC HEARING OPENED**

**SPEAKERS:** Rosi Dennett, Thomas Moore, Andrew Truitt (Agents for Applicant), Daniel Weller - 5124 North Foothills Highway; Marc Steinbrecher - 2141 Yarmouth Ave; William Ellis - 3202 Riverside Dr.; Jane Curtis - 7578 Magnolia Drive; Kris Berquist - 4151 Pleasant Ridge Road; Lisa Carmichael - 4549 Pleasant Ridge Road; Mark Dolfen - 2541 Yarmouth Ave.; Heather Collaton - 3800 Pleasant Ridge Road; Don Dulchinos - 4865 Dakota Blvd.; Dale Pugh - 11374 Xavier Drive #202 (Pooled time with John Arkin - 608 Plutarch Rd., Jed Gladioux- 2075 Yarmouth Ave. , and Dan Siddall - 2183 Yarmouth Ave.) Karen Running - 4621 18th St.; Jeanne Cleveland - 4655 Pleasant Ridge Rd.; Amy Morfas - 4555 13th Street; Diane Turechek - 46770 Hwy 72; Chip Grandits - 4725 N. 26th Street; Lara Lee Hullinghorst - 5580 Stonewall Place; Laurel Amsel - 1673 Zamia Avenue; Carrie Simon - 1011 Chinle Ave., Unit C; Charlotte Chase - 4062 Pleasant Ridge; Bill Dacosta - PO Box 18012; Amaraja Radha - 1701 Redwood Avenue; Nina Asnes - 1734 Sumac Ave.

**PUBLIC HEARING CLOSED**

**MOTION: Sam Libby MOVED that Planning Commission DENY and recommend that the Board of County Commissioners DENY Docket SU-19-0009: Boulder Rifle Club Inc.**

**SECOND: Ann Goldfarb**

**VOTE: Motion PASSED {3:2}**

**Adjournment**

The meeting was closed at approximately 6:58 p.m.