MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO

WEDNESDAY, NOVEMBER 18, 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).

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). 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.

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Call to Order

Roll Call

Approval of Minutes/Miscellaneous Business
Approval of meeting minutes from October 21, 2020.

Staff Updates

Items


   *Request*: Special Use Review for a change of use from a Residential Use to an Educational Facility Community Use. The applicant is requesting approval for up to 60 students, an enrollment that is anticipated on a 5-10-year timeline, and a single-family residence.

   *Location*: 3800 Plateau Road, located on the southwest corner of the intersection of Plateau Road and N. 39th Street, in Section 19, Township 2N, Range 70W.

   *Zoning*: Rural Residential (RR)

   *Applicant*: Robert Karyadeva

   *Property Owner*: The Boulder Sudbury School

   *Website*: www.boco.org/SU-18-0018

   *Action Requested*: Recommendation to BOCC

   Public testimony will be taken
2. **Docket V-20-0006: Harrison Vacation**

   **Public Hearing**

   **Request:**  
   Request to vacate a platted access easement on Outlot A of Block 3, The Farm in Boulder Valley N.U.P.U.D providing access to Lots 1, 2, 3, and 4 of Block 3, The Farm in Boulder Valley N.U.P.U.D.

   **Location:**  
   0 N 95th Street, parcel # 146516003004, approximately .35 miles east of the intersection of Kestrel Lane and 95th street, Section 16, Township 1N, Range 69W.

   **Zoning:**  
   Agricultural (A)

   **Applicants/Property Owners:**  
   Craig & Nicole Harrison

   **Agent:**  
   Holland & Hart

   **Website:**  
   www.boco.org/V-20-0006-EP-20-0006

   **Action Requested:** Recommendation to BOCC

   Public testimony will be taken

   Staff Planner(s): Ryan Kacirek

3. **Docket LE-20-0003: Eldorado Canyon State Park Entrance Improvements**

   **Public Hearing**

   **Request:**  
   Location & Extent review to replace the existing entrance station building with a new building, reconfigure vehicular and pedestrian access and movement through the entrance, improve drainage conditions on at the entrance to Eldorado Canyon State Park.

   **Location:**  
   364 and 300 Eldorado Springs Drive, approximately 200 feet west of the intersection of Eldorado Springs Drive and Artesian Drive, Section 25, Township 1S, Range 71W.

   **Zoning:**  
   Business (B), Estate Residential (ER), Forestry (F)

   **Applicant:**  
   Colorado Parks & Wildlife, c/o Scott Roush

   **Property Owner:**  
   State of Colorado

   **Agent:**  
   Martin/Martin, Inc. c/o Allison Kuhlman

   **Website:**  
   www.boco.org/LE-20-0003

   **Action Requested:** Decision

   Public testimony will be taken

   Staff Planner(s): Ryan Kacirek

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**Adjournment**
MEETING OF THE PLANNING COMMISSION  
BOULDER COUNTY, COLORADO  

WEDNESDAY, NOVEMBER 18, 2020 AT 1:30 P.M.

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Call to Order

Roll Call

Approval of Minutes/Miscellaneous Business
Approval of meeting minutes from October 21, 2020.

Staff Updates

Items

1. Docket SU-18-0018: The Boulder Sudbury School [ITEM HAS BEEN TABLED INDEFINITELY] 
   
   Public Hearing Request: Special Use Review for a change of use from a Residential Use to an Educational Facility Community Use. The applicant is requesting approval for up to 60 students, an enrollment that is anticipated on a 5-10 year timeline, and a single-family residence.

   Location: 3800 Plateau Road, located on the southwest corner of the intersection of Plateau Road and N. 39th Street, in Section 19, Township 2N, Range 70W.

   Zoning: Rural Residential (RR)

   Applicant: Robert Karyadeva

   Property Owner: The Boulder Sudbury School

   Website: www.boco.org/SU-18-0018

   Action Requested: Recommendation to BOCC
2. **Docket V-20-0006: Harrison Vacation**
   **Public Hearing**
   **Request:** Request to vacate a platted access easement on Outlot A of Block 3, The Farm in Boulder Valley N.U.P.U.D providing access to Lots 1, 2, 3, and 4 of Block 3, The Farm in Boulder Valley N.U.P.U.D.
   **Location:** 0 N 95th Street, parcel # 146516003004, approximately .35 miles east of the intersection of Kestrel Lane and 95th street, Section 16, Township 1N, Range 69W.
   **Zoning:** Agricultural (A)
   **Applicants/Property Owners:** Craig & Nicole Harrison
   **Agent:** Holland & Hart
   **Website:** www.boco.org/V-20-0006-EP-20-0006
   **Action Requested:** Recommendation to BOCC
   **Public testimony will be taken**
   **Staff Planner(s):** Ryan Kacirek

3. **Docket LE-20-0003: Eldorado Canyon State Park Entrance Improvements**
   **Public Hearing**
   **Request:** Location & Extent review to replace the existing entrance station building with a new building, reconfigure vehicular and pedestrian access and movement through the entrance, improve drainage conditions on at the entrance to Eldorado Canyon State Park.
   **Location:** 364 and 300 Eldorado Springs Drive, approximately 200 feet west of the intersection of Eldorado Springs Drive and Artesian Drive, Section 25, Township 1S, Range 71W.
   **Zoning:** Business (B), Estate Residential (ER), Forestry (F)
   **Applicant:** Colorado Parks & Wildlife, c/o Scott Roush
   **Property Owner:** State of Colorado
   **Agent:** Martin/Martin, Inc. c/o Allison Kuhlman
   **Website:** www.boco.org/LE-20-0003
   **Action Requested:** Decision
   **Public testimony will be taken**
   **Staff Planner(s):** Ryan Kacirek

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

DATE: November 18, 2020
TIME: 1:30 p.m.

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Docket SU-18-0018: The Boulder Sudbury School
Special Use Review for a change of use from a Residential Use to an Educational Facility Community Use. The applicant is requesting approval for up to 60 students, an enrollment that is anticipated on a 5-10-year timeline, and a single-family residence. The application is submitted by The Boulder Sudbury School (owner) and Robert Karyadeva (applicant). The proposal is in the Rural Residential zoning district at 3800 Plateau Road, located on the southwest corner of the intersection of Plateau Road and N. 39th Street, in Section 19, Township 2N, Range 70W.
Website: www.boco.org/SU-18-0018

Docket V-20-0006: Harrison Vacation
Request to vacate a platted access easement on Outlot A of Block 3, The Farm in Boulder Valley N.U.P.U.D providing access to Lots 1, 2, 3, and 4 of Block 3, The Farm in Boulder Valley N.U.P.U.D. The application is submitted by Craig & Nicole Harrison (applicants and property owners). The proposal is in the Agricultural zoning district, at 0 N 95th Street, parcel # 146516003004, approximately .35 miles east of the intersection of Kestrel Lane and 95th street, Section 16, Township 1N, Range 69W.
Website: www.boco.org/V-20-0006-EP-20-0006

Docket LE-20-0003: Eldorado Canyon State Park Entrance Improvements
Location & Extent review to replace the existing entrance station building with a new building, reconfigure vehicular and pedestrian access and movement through the entrance, improve drainage conditions on at the entrance to Eldorado Canyon State Park. The application is submitted by

Deb Gardner  County Commissioner  Elise Jones  County Commissioner  Matt Jones  County Commissioner
Colorado Parks & Wildlife, c/o Scott Roush (applicant) and the State of Colorado (property owner). The proposal is in the Business, Estate Residential, Forestry zoning districts at 364 and 300 Eldorado Springs Drive, approximately 200 feet west of the intersection of Eldorado Springs Drive and Artesian Drive, Section 25, Township 1S, Range 71W.
Website: www.boco.org/LE-20-0003

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

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: November 4, 2020--Daily Times-Call
PUBLIC HEARING - AMENDED
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: November 18, 2020
TIME: 1:30 p.m.

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Item has been tabled indefinitely.

Docket SU-18-0018: The Boulder Sudbury School
Special Use Review for a change of use from a Residential Use to an Educational Facility Community Use. The applicant is requesting approval for up to 60 students, an enrollment that is anticipated on a 5-10 year timeline, and a single family residence. The application is submitted by The Boulder Sudbury School (owner) and Robert Karyadeva (applicant). The proposal is in the Rural Residential zoning district at 3800 Plateau Road, located on the southwest corner of the intersection of Plateau Road and N. 39th Street, in Section 19, Township 2N, Range 70W. Website: www.boco.org/SU-18-0018

Docket V-20-0006: Harrison Vacation
Request to vacate a platted access easement on Outlot A of Block 3, The Farm in Boulder Valley N.U.P.U.D providing access to Lots 1, 2, 3, and 4 of Block 3, The Farm in Boulder Valley N.U.P.U.D. The application is submitted by Craig & Nicole Harrison (applicants and property owners). The proposal is in the Agricultural zoning district, at 0 N 95th Street, parcel # 146516003004, approximately .35 miles east of the intersection of Kestrel Lane and 95th street, Section 16, Township 1N, Range 69W. Website: www.boco.org/V-20-0006-EP-20-0006

Docket LE-20-0003: Eldorado Canyon State Park Entrance Improvements
Location & Extent review to replace the existing entrance station building with a new building, reconfigure vehicular and pedestrian access and movement through the entrance, improve drainage

Deb Gardner County Commissioner  Elise Jones County Commissioner  Matt Jones County Commissioner
conditions on at the entrance to Eldorado Canyon State Park. The application is submitted by Colorado Parks & Wildlife, c/o Scott Roush (applicant) and the State of Colorado (property owner). The proposal is in the Business, Estate Residential, Forestry zoning districts at 364 and 300 Eldorado Springs Drive, approximately 200 feet west of the intersection of Eldorado Springs Drive and Artesian Drive, Section 25, Township 1S, Range 71W. Website: www.boco.org/LE-20-0003

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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: November 12, 2020-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2020\pc-hearing-notice-revised-20201118.DOC
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.bococ.org/PC).

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Information regarding how to participate in this virtual meeting will be available on the Planning Commission webpage in advance of the hearing (approximately November 11) at www.bococ.org/PC. There will be opportunity to provide public comment remotely on Zoom and telephone. To comment remotely, please contact the Planning & Permitting Department (303-441-3939) or email info@bouldercounty.org. Please include the dockets number of the subject item in your communication. Call 303-441-3939 or email planning@bouldercounty.org for more information.

Dock 5-18-0010: The Boulder School<br>Special use Review for a change of use from a Residential Use to an Educational Facility Community Use. The applicant is requesting approval to use up to 70 students in an offered program for young people 8-10 years of age as a summer camp. The application is submitted by the Boulder School (owner) and Robert Kassan (applicant). The application is submitted by The Boulder School (owner) and Robert Kassan, (applicant). The proposal is located at 1000 North 30th Street, Boulder, CO 80304. The property is located on the southwestern corner of the intersection of 30th Street and 13th Avenue. The application conformed to all appropriate guidelines required to approve any special use. The motion is: Approval/Disapproval, subject to conditions.

Dock 5-18-0011: Harold Vacation<br>Request to vacate a platted access easement on Lots 1, 2, 3, and 4 of Block 3, The Farm in Boulder Valley, N.P.D., providing access to Lots 1, 2, 3, and 4 of Block 3, The Farm in Boulder Valley, N.P.D. The application is submitted by Craig & Lorna Harrison, Applicants and the County of Boulder (owner). The property is located on Boulder County Road 15, from a point at the southwest corner of the intersection of C R 12 and CR 15, to the southeast corner of the intersection of CR 12 and CR 15. The property is located on the northeast corner of the intersection of CR 12 and CR 15. The application conformed to all appropriate guidelines required to approve any special use. The motion is: Approval/Disapproval, subject to conditions.

Dock 5-20-0009: Eldorado Canyon State Park Entrance Improvements<br>Locate & Extend review to replace the existing entrance station building with a new building, reconfigure vehicular and pedestrian access and movement through the entrance, improve drainage conditions at the entrance to Eldorado Canyon State Park. The application is submitted by Colorado Parks & Wildlife, 526 Scott Requa (applicants) and the State of Colorado (property owners). The proposal is located on the existing entrance station building on the east side of the intersection of Idaho Springs Drive and 100 Eldorado Springs Drive, approximately 300 feet west of the intersection of Idaho Springs Drive and 100 Eldorado Springs Drive, Section 25, Township 15, Range 71W. The application conformed to all appropriate guidelines required to approve any special use. The motion is: Approval/Disapproval, subject to conditions.

Due to COVID-19 response, many Boulder County office locations are closed until further notice. Detailed information regarding these items is available online at www.bococ.org/PC.

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 303-441-3955 at least 48 hours before the scheduled hearing.

Published: Longmont Times Call November 4, 2020-1751983

Prairie Mountain Media, LLC

PUBLISHER’S AFFIDAVIT
County of Boulder
State of Colorado

The undersigned, Elizabeth Maas, being first duly sworn under oath, states and affirms as follows:

1. Maas 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 requirements for a legal newspaper under Colo. Rev. Stat. 24-70-103.

3. The notice that is attached hereeto is a true copy, published in the Longmont Times Call in Boulder County on the following date(s):

Nov 4, 2020

Signature

Subscribed and sworn to me before me this 5th day of November, 2020

Notary Public

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO

Notary ID 20064049339

My Commission Expires December 11, 2022

Account: 1050753
Ad Number: 1751983
Fee: $74.24
PUBLIC HEARING - AMENDED
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: November 18, 2020
TIME: 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).

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Item 1 has been tabled indefinitely.

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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: Longmont Times Call November 12, 2020-1735921

Prairie Mountain Media, LLC

PUBLISHER’S AFFIDAVIT
County of Boulder
State of Colorado

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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):

Nov 12, 2020

Signature

Shayla Najera

Notary Public

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

Account: 1050753
Ad Number: 1753921
Fee: $75.40
MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, WEDNESDAY, NOVEMBER 18, 2020
{Approved on January 20, 2021}

The Planning Commission of Boulder County held a virtual meeting via Zoom on Wednesday, November 18, 2020.

Call to Order
The meeting was called to order at 1:32 p.m. by Vice-Chair Sam Libby.

Roll Call
Members Present: Daniel Hilton
Gavin McMillan
Second Vice-Chair Mark Bloomfield
Sam Fitch
Vice-Chair Sam Libby
Melanie Nieske

Members Excused: Ann Goldfarb Chair
Lieschen Gargano
Todd Quigley

Approval of Minutes/Miscellaneous Business
Approval of meeting minutes from October 21, 2020.

MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from October 21, 2020.
SECOND: Melanie Nieske
VOTE: Motion PASSED {6:0}

Staff Updates
None.

Items

1. **Docket SU-18-0018: The Boulder Sudbury School [ITEM HAS BEEN TABLED INDEFINITELY]**
   Public Hearing

2. **Docket V-20-0006: Harrison Vacation**
   Public Hearing
   Ryan Kacirek, Planner I, presented the application for Craig and Nicole Harrison, request to vacate a platted access easement on Outlot A of Block 3, The Farm in Boulder Valley N.U.P.U.D providing access to Lots 1, 2, 3, and 4 of Block 3, The Farm in Boulder Valley N.U.P.U.D. The proposal is located in the Agricultural zoning district at 0 N 95th Street, parcel # 146516003004, approximately .35 miles east of the intersection of Kestrel Lane and 95th street, Section 16, Township 1N, Range 69W.

   **PUBLIC HEARING OPENED**

   **SPEAKERS:** J Marcus Painter and Jordan Bunch, Holland & Hart (Agents) - 1800 Broadway;
**Commissioner Sam Libby departed the hearing at approximately 3:00 p.m. Commissioner Mark Bloomfield assumed the duty of chairing the meeting at this time.**

MOTION: Gavin McMillan MOVED that Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY APPROVE Docket V-20-0006: Harrison Vacation, with the three conditions in the staff report.

SECOND: Melanie Nieske

1. The platted access easement shown in the application materials is vacated subject to conditional approval by the Board of County Commissioners of the Exemption Plat application (EP-20-0006) which is a request to plat a new access easement providing access to Lots 1, 2, 3, and 4 of Block 3, The Farm in Boulder Valley NUPUD.

2. The applicant shall meet all the post approval requirements within one year after the date of the Board of County Commissioners’ Resolution approving this Vacation. This Resolution and associated documents shall also be recorded by Community Planning & Permitting Staff 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).

3. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket V-20-0006: Harrison Vacation.

VOTE: Motion PASSED 4:1

**Planning Commission took a brief break at 3:35 p.m. The Commission reconvened at approximately 3:40 p.m.**

3. **Docket LE-20-0003: Eldorado Canyon State Park Entrance Improvements**

Public Hearing

Ryan Kacirek, Planner I, presented the application for the State of Colorado and Colorado Parks & Wildlife, c/o Scott Roush, Location & Extent review to replace the existing entrance station building with a new building, reconfigure vehicular and pedestrian access and movement through the entrance, improve drainage conditions on at the entrance to Eldorado Canyon State Park. The proposal is in the Business (B), Estate Residential (ER), Forestry (F) zoning districts at 364 and 300 Eldorado Springs Drive, approximately 200 feet west of the intersection of Eldorado Springs Drive and Artesian Drive, Section 25, Township 1S, Range 71W.

PUBLIC HEARING OPENED

SPEAKERS: Ally Kuhlman, Craig MacPhee, Mark Thornbrough, Martin / Martin Inc. (Agents) - 12499 W. Colfax Ave.; Scott Roush, Shawn Krier, and John Carson, Colorado Parks & Wildlife (Applicants) - 6060 Broadway; Theodora Barychewsky - 237 Eldorado Springs Drive; Doug Larson - P.O. Box 234, 31 Fowler Lane (pooling time with Erica Larson - 65 Baldwin Cir. and Cathleen Shoenfeld- 1783 Dogwood Street); Vija Handley - 155 Eldorado Springs Dr.; Neil Blank - 850 Kneale Road.

PUBLIC HEARING CLOSED

MOTION: Sam Fitch MOVED that Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY APPROVE Docket LE-20-0003: Eldorado Canyon State Park Entrance Improvements, with the conditions of approval as recommended by staff.
SECOND: Daniel Hilton

1. The applicant must obtain all necessary building and grading permits as required by the Boulder County Building Code.

2. Prior to issuance of any permits, a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking shall be completed.

3. Before scheduling rough framing inspections, the defensible space portion of the Wildfire Plan must be implemented and inspected by the Community Planning & Permitting Department.

4. At the time of final inspections, the Wildfire Partners Assessment report or Wildfire Mitigation Plan must be fully implemented and inspected.

5. At the time of building permit application, an updated site plan must be submitted to Community Planning & Permitting for review and approval showing required emergency access improvements. The applicant must obtain and submit to Community Planning & Permitting a letter from Rocky Mountain Fire Department approving the proposed design.

6. At the time of building permit application, a revised site plan is required showing the required parking improvements including ADA parking spaces, bicycle parking, and Electrical Vehicle Service stations.

7. At the time of building permit application, a Boulder County Stormwater Quality Permit (SWQP) application shall be submitted and must be obtained prior to any work beginning on the project.

8. Prior to issuance of permits, the applicant must submit to the Community Planning & Permitting Department for review and approval one copy of the proposed Revegetation Plan. The Revegetation Plan is required to include native grass species to be used, an explanation of the treatment of excavated topsoils, mapped delineation of all disturbance areas (this includes construction staging and soil stockpiling areas and utility lines), and methods and location of erosion control.

   a. Prior to issuance of a Certificate of Occupancy for the new structure, the full installation of the approved revegetation plan must be inspected and approved by the Community Planning & Permitting Department. If weather is not conducive to seeding or if adequate revegetation 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 will be required to assure the success of revegetation. Prior to issuance of building or grading permits, details regarding the placement and construction of the silt fence must be submitted to and approved by the Community Planning & Permitting Department. The placement and profile of the silt fence may be shown on the Revegetation Plan. The silt fence must be installed before construction commences and remain in place until vegetation is sufficiently established on the disturbed soil.

9. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket LE-20-0003: Eldorado Canyon State Park Entrance Improvements.

VOTE: Motion PASSED {5:0}

Adjournment
The meeting was closed at 4:51 p.m.