MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO
AGENDA

Wednesday, March 16, 2022, 3:00 p.m.
Virtual PC Meeting

Please note that docket SU-20-0005: Hillside School Modification will begin at 3:00 p.m.
Docket DC-22-0001: Text Amendments to Article 19, Procedures Following Disasters, to Add Article 19-500 (Marshall Fire 2021) will begin at 5:00 p.m.

Due to COVID-19, Planning Commission hearings are currently being held virtually. Information regarding how to participate will be available on the Planning Commission webpage approximately one week prior to the hearing at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 152 4180.

This agenda is subject to change. Please call ahead (303-441-3930) or check the Planning Commission webpage to confirm an item of interest. For special assistance, contact our ADA Coordinator (303-441-3525) at least 72 hours in advance.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to planner@bouldercounty.org. Please reference the docket number of the subject item in your communication.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS
   3.1. Approval of meeting minutes from January 19, 2022
4. STAFF UPDATES
5. ITEMS
   5.1. Docket SU-20-0005: Hillside School Modification (Starting at 3:00 p.m.)

   Public testimony will be taken

   Request:

   ORIGINAL: Modification to an existing Special Review and Site Specific Development Plan (SU-03-09) to construct a new 10,500-square-foot school building with 12 new classrooms for up to 68 students total on an approximately 1-acre parcel.

   REVISED: Modification to an existing Special Review and Site Specific Development Plan (SU-03-09) to approve the phased construction of a new school building and reconstruction of an existing school building, for a total floor area of 14,284 square feet, containing 13 total classrooms for up to 136 students (68 during a morning session, and 68 during an afternoon session).

   Location: 7415 Lookout Road, located on the north side of Lookout Road approximately 650 feet west of its intersection with N. 75th Street, in Section 1, Township 1N, Range 70W.

   Zoning: Suburban Residential (SR) Zoning District
5.2. **Docket DC-22-0001: Text Amendments to Article 19, Procedures Following Disasters, to Add Article 19-500 (Marshall Fire 2021) (Starting at 5:00 p.m.)**

*Public testimony will be taken*


Website: https://boco.org/dc-22-0001

Action Requested: Recommendation to BOCC

Staff Planner: Hannah Hippely

6. **ADJOURNMENT**
PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: March 16, 2022

PLEASE NOTE: This hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission webpage in advance of the hearing (approximately March 9, 2022) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 152 4180.

Notice is hereby given that the following public hearing will be held by the Boulder County Planning Commission at the date specified above and times specified below. All persons interested in the following items are encouraged to participate in such hearing and aid the Planning Commission members in their consideration.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email planner@bouldercounty.org. Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

3:00 P.M.:
Docket SU-20-0005: Hillside School Modification
ORIGINAL: Modification to an existing Special Review and Site Specific Development Plan (SU-03-09) to construct a new 10,500-square-foot school building with 12 new classrooms for up to 68 students total on an approximately 1-acre parcel.
REVISED: Modification to an existing Special Review and Site Specific Development Plan (SU-03-09) to approve the phased construction of a new school building and reconstruction of an existing school building, for a total floor area of 14,284 square feet, containing 13 total classrooms for up to 136 students (68 during a morning session, and 68 during an afternoon session). The application is submitted by Hillside Learning Center (applicant/owner). The proposal is in the Suburban Residential (SR) Zoning District at 7415 Lookout Road, located on the north side of Lookout Road approximately 650 feet west of its intersection with N. 75th Street, in Section 1, Township 1N, Range 70W.
Website: https://boco.org/SU-20-0005

5:00 P.M.:
DC-22-0001 TEXT AMENDMENTS TO ARTICLE 19, PROCEDURES FOLLOWING DISASTERS, TO ADD ARTICLE 19-500 (MARSHALL FIRE 2021)
Website: https://boco.org/dc-22-0001

Due to COVID-19 response, many Boulder County office locations are closed until further notice. Detailed information regarding these items is available online at https://boco.org/cpp.
It is Boulder County policy to make county programs, meetings, activities, and services accessible to individuals with disabilities, according to the Americans with Disabilities Act. If you need special assistance, contact the ADA Coordinator at 303-441-3525 at least 72 hours before the scheduled event.

Published: March 2, 2022 -- Daily Times-Call

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PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: March 16, 2022

PLEASE NOTE: This hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission’s webpage in advance of the hearing (approximately March 9, 2022) at https://boco.co/pdc. To join the meeting by phone, dial 1-833-568-8664 (toll free) and enter the WebEx ID: 161 152 4350.

Notice is hereby given that the following public hearing will be held by the Boulder County Planning Commission at the date specified above and times specified below. All persons interested in the following items are encouraged to participate in such hearing and aid the Planning Commission members in their consideration.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual public hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to planning@bouldercounty.org. Please reference the docket number of the subject item in your communication. Call 303-441-3538 or email planner@bouldercounty.org for more information.

3:00 P.M.
Amends SU-20-0006; Hillside School Modification

ORIGINAL: Modification to an existing Special Review and Site Specific Development Plan (SU-04-09) to construct a new 10,500-square-foot school building with 13 new classrooms for up to 68 students total on an approximately 1-acre parcel.

REVISED: Modification to an existing Special Review and Site Specific Development Plan (SU-04-09) to approve the phased construction of a new school building and reconstruction of an existing school building, for a total floor area of 14,384 square feet, containing 13 total classrooms for up to 126 students (64 during a morning session, and 62 during an afternoon session). The application is submitted by Hillside Learning Center (applicant/owner). The project is in the Suburban Residential (SR) Zoning District at 7415 Lookout Road, located on the north side of Lookout Road approximately 660 feet west of its intersection with N. 72nd Street in Section 1, Township 16N, Range 70W. Website: https://boco.co/su-20-0006

5:00 P.M.

DG-22-0001 Text Amendments to Article 19, Procedures Following Disasters, to Add Article 19-500 (MARSHALL FIRE)

Text amendments to the Boulder County Land Use Code to add a new Article 19-500 in response to the December 2021 Marshall Fire. Website: https://boco.co/dg-22-0001

Due to COVID-19 response, many Boulder County office locations are closed until further notice.

Detailed information regarding these items is available online at https://boco.co/opp.

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Published: Longmont Times Call March 2, 2022-1873199

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County of Boulder
State of Colorado

The undersigned, Agent, 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 requirements 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):

Mar 2, 2022

[Signature]

Subscribed and sworn to me before me this 2nd day of March 2022.

[Notary Public]

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031968
MY COMMISSION EXPIRES July 31, 2025

Account: 1050753
Ad Number: 1873199
Fee: $63.80
MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

March 16, 2022, 3:00 p.m.
Virtual PC Meeting

Commissioners Present: Ann Goldfarb
                        Sam Libby, Chair
                        Sam Fitch
                        Gavin McMillan
                        Mark Bloomfield, Vice Chair
                        Dave Hsu

Commissioners Excused: Lieschen Gargano

1. CALL TO ORDER
   The meeting was called to order at approximately 3:03 p.m. by Chair Sam Libby.

2. ROLL CALL

3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

   3.1 Approval of meeting minutes from January 19, 2022

      MOTION: Ann Goldfarb MOVED that the Boulder County Planning Commission
      APPROVE the meeting minutes from January 19, 2022.
      SECOND: Mark Bloomfield
      VOTE: Motion PASSED {6:0}

4. STAFF UPDATES
   Kim Sanchez, Deputy Director, congratulated Ann Goldfarb for her reappointment to
   another term on Planning Commission. She noted that Todd Quigley and Melanie
   Nieske's terms both ended. The BOCC is currently discussing fulfillment of the two
vacancies on Planning Commission. She also noted that the Article 19-500 regulations item has a start time of 5pm.

5. **ITEMS**

5.1 **Docket SU-20-0005: Hillside School Modification (Starting at 3:00 p.m.)**

Sam Walker, Planner II, presented the application for Hillside Learning Center, modification to an existing Special Review and Site Specific Development Plan (SU-03-09) to construct a new 10,500-square-foot school building with 12 new classrooms for up to 68 students total on an approximately 1-acre parcel. The proposal location is in the Suburban Residential zoning district at 7415 Lookout Road, located on the north side of Lookout Road approximately 650 feet west of its intersection with N. 75th Street, in Section 1, Township 1N, Range 70W.

**PUBLIC HEARING OPENED**

**SPEAKERS:** Genevieve McGregor - 271 Pheasant Run; Mary Eldred - 5376 Gunbarrel Circle; Chia Solari - 2193 Madison Drive; Kym Hansler - 5411 Gunbarrel Circle; DeeDee Correll - 4004 Periwinkle Lane; Jeannine Wyer - 2895 Stephens Road; James Simpson - 2605 Tumwater Lane; Rob Renegar - 5400 Gunbarrel Circle (Pooled time with Chrissy Renegar - 5400 Gunbarrel Circle); Gail Suitor - 5604 Bowron PI; John Toth - 4865 6th Street; Eddie Connolly - 3703 Telluride Circle; Michael Bucey - 2605 Kohler Drive; Brian Biffle - 2010 Balsam Drive; Suzanne Neuman - 1067 Marble Court; Tegan Corradino - 825 Union Ave.

**PUBLIC HEARING CLOSED**

At approximately 5:05 p.m., Commissioner Sam Fitch departed the virtual meeting.

**MOTION:** Gavin McMillan MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket SU-20-0005: Hillside School Modification with the 17 conditions in the staff report and one additional condition asking the applicant to submit a lighting plan for review and approval to the county planning staff prior to building permit submittal.

**SECOND:** Mark Bloomfield

**CONDITIONS OF APPROVAL:**

1. The applicants shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of a permits by the Boulder County Community Planning & Permitting Department and prior to the recordation of said agreement within one year of approval.
2. Prior to the issuance of a Certificate of Occupancy for Phase 1, the Hillside School must submit evidence that the school has obtained all applicable local, state, and federal permits for operation of the school.
3. The development must meet all requirements outlined in the Building Safety and Inspection Services Team referral response and the Building Code, including
but not limited to:
a. Building Permits;
b. Minimum Plumbing Fixtures;
c. Accessibility;
d. Design Wind and Snow Loads; and
e. Plan Review
4. The size of the development is approved as proposed in the revised calculations sent to staff on March 09, 2022. The total approved floor area is 14,238 square feet, including the 6,719-square-foot building (to be located north of the existing building) in Phase 1 and the 7,519-square-foot building that will replace the existing school building in Phase 2.
5. The maximum number of students allowed to attend the school is 136, split into a morning session and an afternoon session of 68 students each.
6. The submitted site plan dated 11/10/2021 is approved as proposed.
7. At building permit submittal, the plans should show access for fire apparatus within 150 feet of all ground-level areas of the building exterior.
8. At building permit submittal, the applicant must include a letter or other written confirmation from the City of Boulder expressly confirming that the city has no concerns with the following elements of the proposal:
a. Anticipated traffic impacts as identified in the Transportation System Impact Study dated 09/16/2020; and
b. The proposed student drop-off/pick-up plan that utilizes two access points to Lookout Road (one from the Hillside School parcel and one from the Niwot United Methodist Church parcel).
9. At building permit submittal, the application materials must include a copy of a City of Boulder access permit (or other documentation of access permission) for each point of access to Lookout Road.
10. At building permit submittal, a revised parking plan must be submitted with the permit application that includes:
a. Clear identification of the required 48 designated parking spaces for the school, including those which will be located on the Niwot Methodist United Church Property;
b. Dimensions and labels as necessary to demonstrate compliance with the Standards’ ADA parking requirements, including the provision for two ADA-accessible spaces, at least one of which must be van-accessible;
c. Provision for the minimum of four required bicycle parking spaces;
d. Clear identification of where students will be dropped-off/picked-up and a traffic circulation pattern for vehicles used during drop-off/pick-up. If the drop-off/pick-up location(s) will be located off site, the plan must identify how students will get from those locations to the main entrance of the school; and
e. The locations and type of EV parking to demonstrate compliance with article 4-516.W.5.c of the Code.
11. Plans submitted for permit must identify designated staging and worker parking areas.
12. The maximum height allowed for construction is 30 feet above existing grade.
13. The revised elevations dated 03/03/2022 are approved as proposed.
14. The submitted landscaping plan dated 11/10/2021 is approved as proposed.
15. Prior to issuance of building or grading permits, details regarding the placement and construction of the silt fencing or other appropriate erosion control measures must be submitted to and approved by the Community Planning & Permitting Department. The silt fence must be installed before construction commences and remain in place until vegetation is sufficiently established on the disturbed soil.

Prior to any grading or site disturbance, the silt barrier location and materials must be installed as required per the approved plans.

At the time of the footing foundation inspection and all subsequent inspections, the Community Planning & Permitting Department must confirm the silt barrier location and materials have been installed as required per the approved plans.

Any other areas on site are subject to installation of silt fences, if needed.

16. At building permit submittal, a revised drainage study must be included with the application materials that provides for consistent hydraulic details. The plan must be signed and stamped by a Colorado registered Professional Engineer, Landscape Architect, or Architect.
   a. The drainage study includes hydraulic analysis for 8-inch and 10-inch PVC pipes in Appendix C; however, plan sheet C1.O Drainage Plan in the application materials identifies 8-inch and 6-inch pipes, and the sheet notes mention the use of 4-inch perforated pipes. These issues must be rectified on the revised plan.
17. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-20-0005 Hillside School Modification.
18. The applicants will submit a lighting plan for review and approval to the county planning staff prior to building permit submittal.

VOTE: Motion PASSED 5:0

At approximately 5:15 p.m., the Planning Commission took a 5-minute break. They reconvened at approximately 5:20 p.m. Commissioner Fitch also rejoined at this time.

5.2 Docket DC-22-0001: Text Amendments to Article 19, Procedures Following Disasters, to Add Article 19-500 (Marshall Fire 2021) (Starting at 5:00 p.m.)

Kim Sanchez, Deputy Director of Planning, and Hannah Hippely, Planning Division Manager, presented docket DC-22-0001: Text Amendments to Article 19, Procedures Following Disasters, to Add Article 19-500 (Marshall Fire 2021).

PUBLIC HEARING OPENED

SPEAKERS: Edward Yagi - 1515 Big Owl Road; Ellen Berry - 5743 Marshall Dr.;
PUBLIC HEARING CLOSED

MOTION: Mark Bloomfield MOVED that the Planning Commission APPROVE and recommend to the Board of County Commissioners approval of Docket DC-22-0001, Marshall Fire Land Use Code Text Amendment inclusive of amendments to the text presented by staff today.
SECOND: Sam Fitch
VOTE: Motion PASSED 6:0

6. ADJOURNMENT

The meeting was adjourned at approximately 7:42 p.m.