



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

**Wednesday, January 15, 2025, 1:30 p.m.**

**Third Floor Hearing Room**

**County Court House**

**1325 Pearl Street, Boulder**

Boulder County Planning Commission meetings are convened in a hybrid format where attendees can join through Zoom or participate in-person at the Downtown Boulder County Courthouse, 3rd Floor, 1325 Pearl St., Boulder. To sign up in advance for either in-person or virtual public comment, please visit [www.boco.org/PC](http://www.boco.org/PC) to register for the hearing. There is also a kiosk in the 3rd floor lobby to sign up for in-person public comment. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID:160 999 0410.

This agenda is subject to change. Please call the Community Planning & Permitting Department (303-441-3930) or check the Planning Commission webpage to confirm any items 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 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 written comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email [planner@bouldercounty.org](mailto:planner@bouldercounty.org). Please reference the docket number of the subject item.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**

**3.1 Approval of meeting minutes from November 20, 2024**

**4. STAFF UPDATES**

**5. ITEMS**

**5.1 Overview of the Site Plan Review Regulations and Process**

*Information item only - Public testimony will not be taken.*

**Request:** Staff will provide an overview of the Site Plan Review regulations and process. The purpose of this discussion is to inform Planning Commissioners and interested members of the public about the current regulations and process, in anticipation of a forthcoming Land Use Code text amendment to these regulations.

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

**Staff Planner:** Ethan Abner

**5.2 Docket DC-24-0005: Text Amendments to the Land Use Code Related to Exemption Plats**

*Public testimony will be taken.*

**Request:** Text amendments to the eligibility for Exemption Plat (Article 9-300.A) section of the Land Use Code, specifically two subsections where eligibility for the process (Sections 9-300.A.2 and 9-300.A.3) currently only

applies to Building Lots meeting a specific definition of a Building Lot (as defined in 9-100.A.7). The text amendment proposes to allow any parcel meeting any definition of a Building Lot to be eligible for an Exemption Plat under these subsections.

**Website:** [www.boco.org/DC-24-0005](http://www.boco.org/DC-24-0005)

**Action Requested:** Recommendation to BOCC

**Staff Planner:** Jack Sheehan

6. ADJOURNMENT